

£215,000

Little Easton Close, Humberstone, Leicester, LE5 0AF

- Semi Detached Property
- Ground Floor WC
- Lounge
- Bathroom & En-Suite Shower
- Allocated Parking Space
- Humberstone Location
- Fitted Kitchen
- Three Bedrooms
- Lawned Garden
- GCH, DG & EPC Rating B



A STYLISH THREE BEDROOM SEMI DETACHED property situated in the popular city suburb of Humberstone, being well served for renowned local schooling, local amenities, city hospitals with close links to the the A47 and outer ring roads. This bespoke living accommodation is well presented throughout providing an ideal first time buy or investment and briefly comprises entrance hall, fitted kitchen, Ground floor w/c / cloak, reception room, three bedrooms to the first floor (en-suite shower to master) family bathroom. Having an enclosed lawned garden & allocated parking to the rear. **EARLY VIEWING HIGHLY RECOMMENDED**

ENTRANCE HALL

Laminate flooring, radiator, stairs to first floor and boiler controls:

GROUND FLOOR W/C

Low level w/c, wash hand basin and radiator:



FITTED KITCHEN

11'1" x 8'9" (3.40 x 2.68)

Modern fitted kitchen with a variety of units with worktops over. Integrated sink/drainer, electric oven & gas hob with extractor over, space provided for washing machine, dishwasher and dryer. Tiled flooring and splashbacks. Wall mounted gas boiler. Double glazed window to front aspect:



LOUNGE

14'0" x 15'8" (4.27 x 4.78)

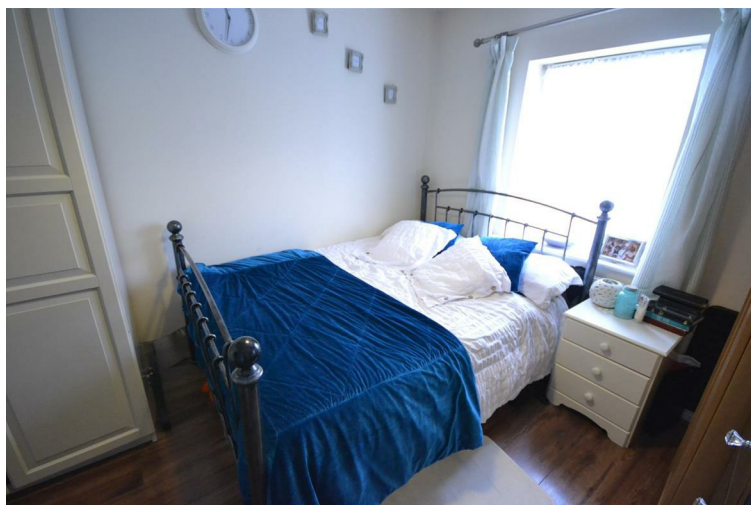
Laminate flooring, under stairs storage, radiator, french doors leading to garden. Double glazed window to rear aspect:



ASPECT TWO

LANDING

Fitted cupboard, loft hatch:



BEDROOM ONE

11'0" x 6'6", 259'2" (3.37 x 2,79)

Laminate flooring, radiator and double glazed window to front elevation:



BEDROOM TWO

9'8" x 8'3" (2.96 x 2.54)

Laminate flooring, radiator and double glazed window to rear elevation:



ENSUITE SHOWER

4'5" x 8'2" (1.35 x 2.50)

Tiled flooring, radiator, low level w/c, wash hand basin and single shower cubicle with mixer shower:



BEDROOM THREE

6'6" x 7'1" (1.99 x 2.16)

Laminate flooring, radiator and double glazed window to rear elevation:



BATHROOM

6'2" x 6'2" (1.89 x 1.88)

Tiled flooring, low level w/c, wash hand basin, bath, extractor and double glazed window to rear elevation:



OUTSIDE

The property benefits from a patio area with lawned rear garden. Off road parking space to rear of property:

DISCLAIMER

Please note the property has solar panels fitted subject to a lease. Please contact the office for more details:

FREE VALUATION

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

GENERAL REMARKS

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The

property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention.

Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

MONEY LAUNDERING

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

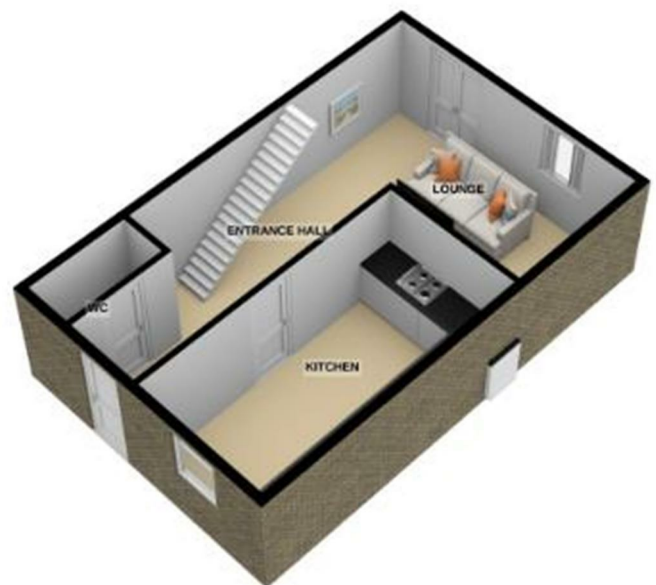
VIEWING TIMES

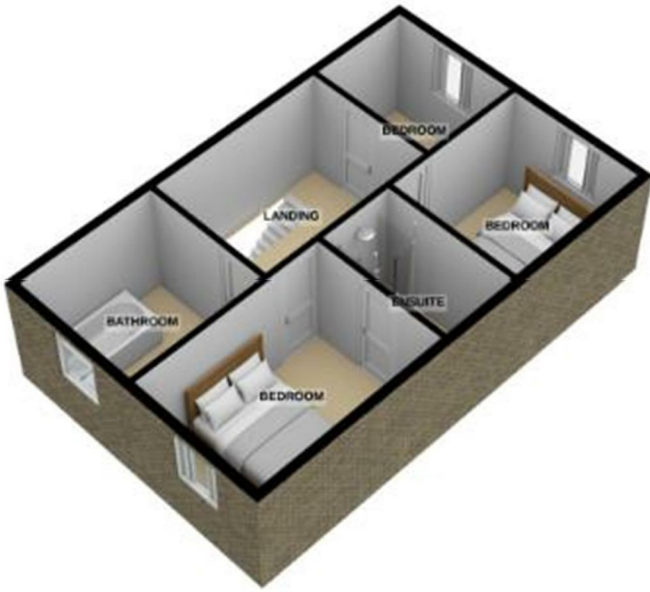
Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am - 5.30pm

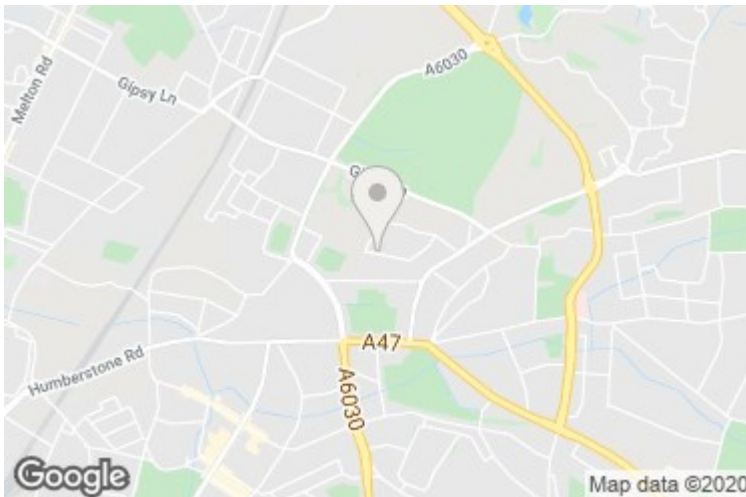
Saturday 9am - 4pm





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		90	91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Barkers

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THINKING OF SELLING?

WE OFFER THE FOLLOWING:



- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

