

## Barradale Court, Stoneygate

In Excess of £400,000

A THREE BEDROOM semi-detached property having a modern feel throughout. The accommodation is spread over THREE FLOORS to include a stylish open plan living kitchen dining room.







#### **Entrance Hall**

With stairs to first floor, under stairs storage cupboard, internal door to garage, tiled floor, radiator.

#### **Ground Floor WC**

7'7" 0" x 3' 2" (23.47m x 0.97m)

With low-level WC, pedestal wash hand basin, tiled floor, radiator.

#### **Living Kitchen Dining Room**

16' 0" x 15' 6" (4.88m x 4.72m)

With double glazed French doors to the rear elevation, two skylight windows to the rear elevation, inset ceiling spotlights, stainless steel sink and drainer unit with a range of wall and base units with work surface over, built-in fridge and freezer, built-in dishwasher, built-in washing machine, built-in tumble dryer, built-in double oven and five ring gas hob with stainless steel splash back and chimney hood over, storage cupboard, tiled floor, radiator.

#### **First Floor Landing**

With stairs to second floor, radiator.

#### **Sitting Room**

15' 6" x 15' 4" (4.72m x 4.67m)

With two double glazed windows to the front elevation, TV point, two radiators.



### **Bedroom Three**

15' 6" x 9' 9" (4.72m x 2.97m)

Measurement plus wardrobe space. With double glazed window to the rear elevation, built-in wardrobes, radiator.

### **Shower Room**

7' 9" x 4' 10" (2.36m x 1.47m)

With tiled shower cubicle, wash hand basin, low-level WC, radiator.

### **Second Floor Landing**

With loft access, airing cupboard.

### **Principal Bedroom**

15' 6" x 12' 6" (4.72m x 3.81m)

With double glazed door leading to decked balcony, wardrobe, radiator.

### **En-Suite Shower Room**

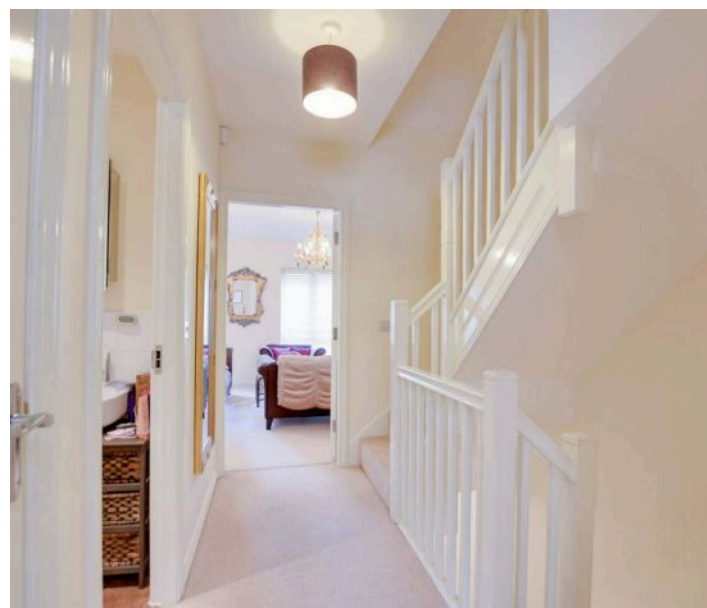
7' 5" x 4' 6" (2.26m x 1.37m)

With tiled shower cubicle, low-level WC, wash hand basin, extractor fan, inset ceiling spotlights, tiled floor, radiator.

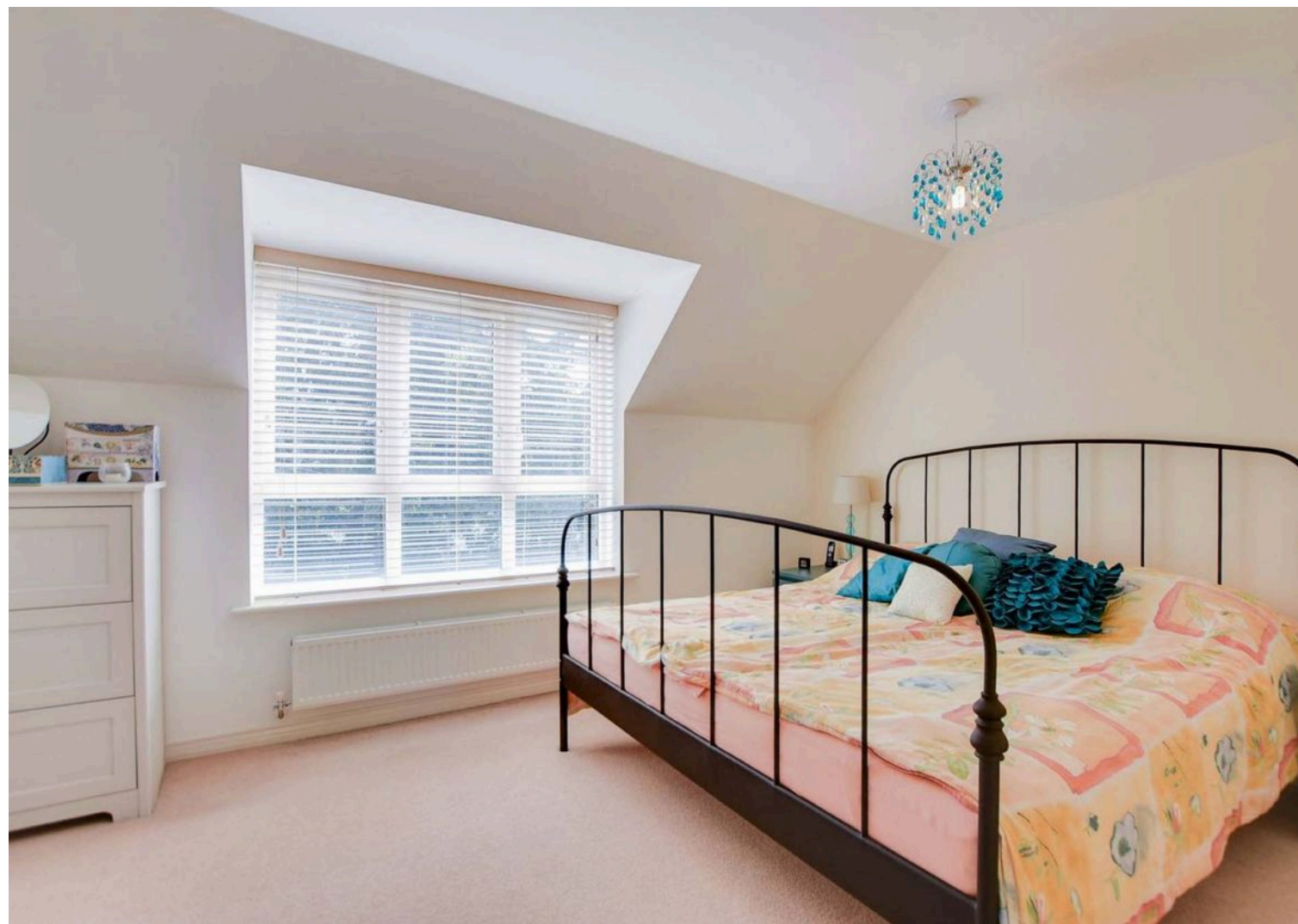
### **Bedroom Two**

15' 6" x 9' 10" (4.77m x 3.00m)

With double glazed window to the rear elevation, radiator.















### **Family Bathroom**

7' 0" x 5' 8" (2.13m x 1.73m)

With inset ceiling spotlights, bath, low-level WC, wash hand basin, extractor fan, tiled floor, heated towel rail.

### **Rear Garden**

With paved patio area, lawn, fencing to perimeter.

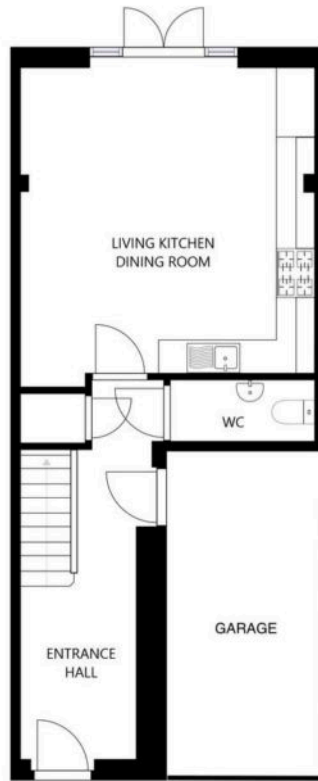
### **Driveway**

Providing off road parking.

### **Garage**

Measuring 19'6" x 8'10". With up and over door to the front elevation, power and lighting.

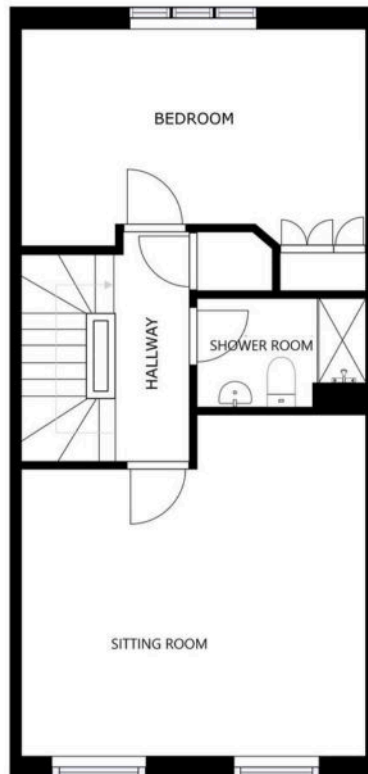
FLOOR 1



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

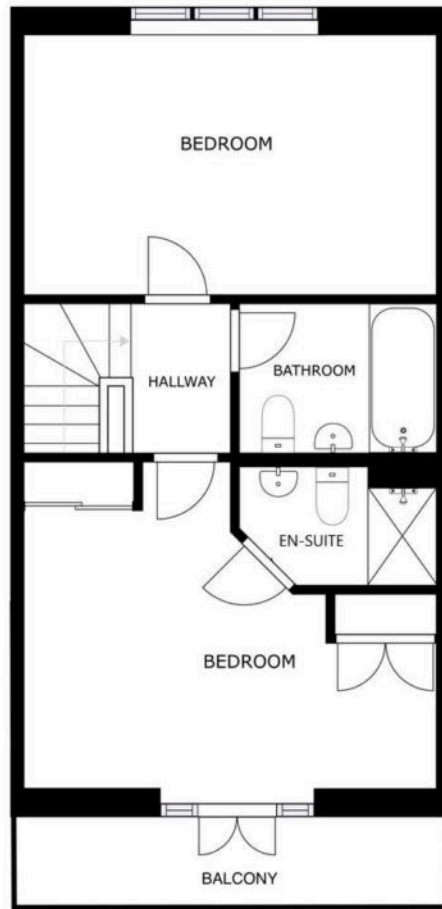


FLOOR 2



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





The property is well located for everyday amenities and services, including local public and private schooling together with nursery day-care, Leicester City Centre and the University of Leicester, Leicester Royal Infirmary and Leicester General Hospital. Within a short distance you'll find Victoria Park together with shopping parades in both Stoneygate and neighbouring Clarendon Park with their specialist shops, bars, boutiques and restaurants.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

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