

Offers Around £325,000

Marsden Lane, Leicester, LE2 8LT

- Spacious Three Bedroom Semi Detached
- Kitchen/Breakfast Room
- Family Bathroom
- Off Street Parking
- Freehold Council Tax Band B
- Through Lounge
- Downstairs Cloakroom
- Good size rear garden
- Quiet Cul Dec Sac Location
- EPC Rating D



A LOVELY THREE BEDROOM FAMILY HOME LOCATED AT THE BOTTOM OF A CUL DE SAC In Aylestone

The property benefits from a through lounge, kitchen breakfast room, downstairs W/C, upstairs there are three bedrooms and a family bathroom, with a staircase from bedroom two leading to the loft.

There is a well established good size rear garden with a patio area and side access leading to the front of the house which benefits from off street parking.

CALL BARKERS NOW ON 0116 2709394 TO VIEW



ENTRANCE HALL

Double glazed front door, Under stairs cupboard, radiator, Double glazed window to front elevation,



THROUGH LOUNGE

10'11" x 24'2" (3.34 x 7.38)

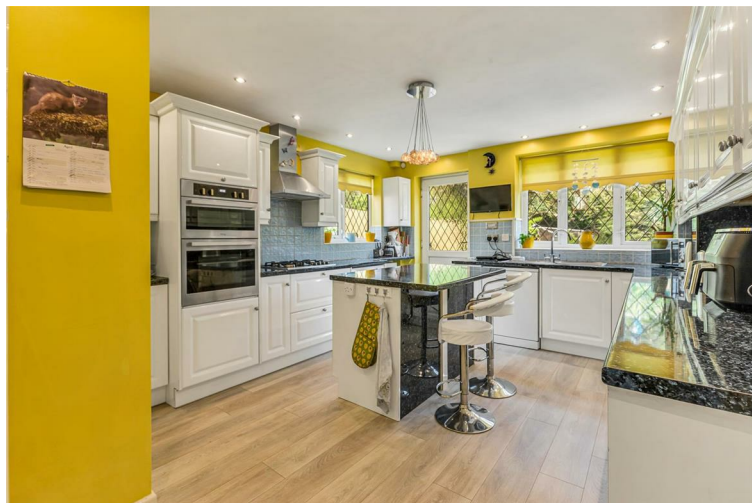
Feature electric fireplace, 2 radiators, Double glazed bay window to front elevation, Double glazed doors to rear elevation.



DINING AREA



LOUNGE AREA



KITCHEN/BREAKFAST ROOM

12'0" x 14'5" (3.66 x 4.40)

Range of fitted units tiled splashbacks, built in 'Dipomat elite' 4 ring gas hob with extractor above, feature centre island, built in double oven, plumbing for W/M and D/W, built in 'Hinvari' drinks fridge, built in sink and drainer, radiator, Double glazed door and window to rear elevation, Double glazed window to side.



DOWNSTAIRS CLOAKROOM

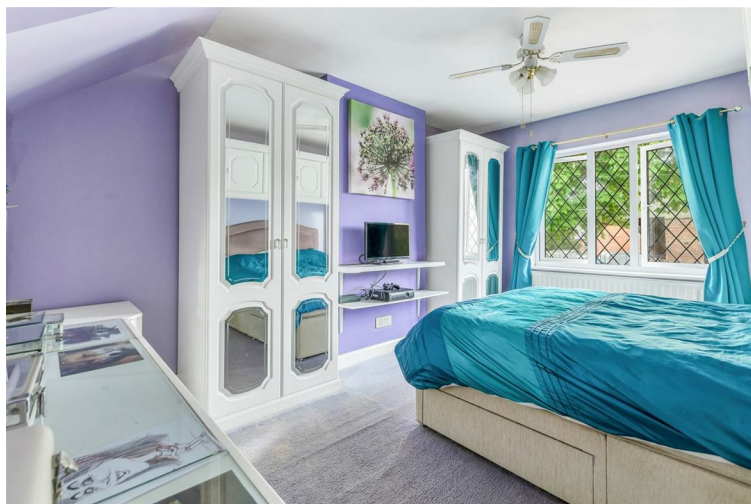
Corner sink, low level W/C, built in extractor, radiator, Double glazed frosted window to front elevation.

UPSTAIRS LANDING

Double glazed window to side elevation, power point.



KITCHEN OTHER ASPECT



BEDROOM ONE

11'1" x 9'11" (3.38 x 3.03)

Fitted wardrobes and matching bedside drawer units and cupboards above, radiator, Double glazed window to front elevation.



BEDROOM TWO
11'1" x 9'11" (3.38 x 3.03)

Double glazed window to rear elevation, radiator staircase leading to loft.



BATHROOM

Built in cupboard housing 'Ideal Esprit H235' combi boiler, bath with jets and shower and screen, fitted bathroom furniture including vanity with basin and mirror with lights, low level W/C,, heated towel rail, extractor, tiled floor, frosted double glazed window to rear elevation,



BEDROOM THREE
7'3" x 10'0" (2.21 x 3.05)

Double glazed window to front elevation, radiator.

LOFT

Velux window to rear elevation, radiator, eaves storage.



OUTSIDE

Patio area, mainly laid to lawn with mature flower borders, water tap, power point, shed, side gate access to front of property.



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,

DISCLAIMER

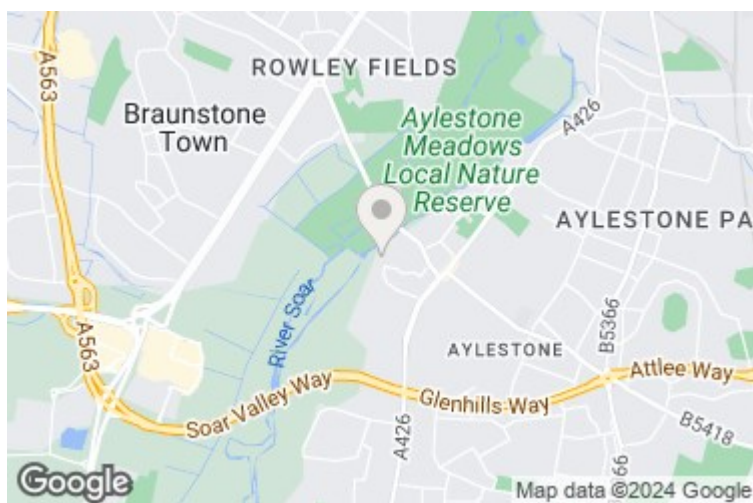
The vendor had disclosed there have been 2 flood claims made and settled within the last 5 years.

Please ask the office for further details



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		64	
(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

Est.1985

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

