



## Asking Price £375,000

**Kingsgate Avenue, Birstall, Leicester, LE4 3HA**

- Detached Four Bedroom Property
- Lounge
- Kitchen/Breakfast Room
- Downstairs W/C
- EPC Rating D Council Tax Band C
- Study
- Dining Room / Family Room
- Utility Room
- Family Bathroom
- Freehold Off Street Parking  
Outhouse/Workroom



A FABULOUS SPACIOUS DETACHED FOUR BEDROOMED FAMILY HOME located in this popular residential area of Birstall with its popular schools, shops, and supermarket and easy links to Leicester City Centre.

The property briefly comprises of an entrance porch, lounge, study, dining/family room, lovely fitted kitchen/breakfast room, utility room and downstairs W/C.

The first floor offers four double bedrooms and a family bathroom.

Outside is a patio area and then a grassed area with mature flower borders there is a multi purpose store room, a separate shed/workroom, the side passage is covered and has a wooden gate which leads out to the front drive where you have off street parking for upto three cars.

**VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394**

#### **PORCH**

**5'5" x 5'3" (1.658 x 1.612)**

Double glazed door and window to front elevation, tiled floor,



#### **LOUNGE**

**14'3" x 14'0" (4.353 x 4.268)**

Feature open fireplace, built in under stairs cupboard, radiator, double glazed bay window to front elevation, double wooden doors leading into,



#### **ENTRANCE HALLWAY**

Stairs rising to first floor, original stained glass door and window.



#### **LOUNGE OTHER ASPECT**



**STUDY**  
**7'9" x 7'8" (2.364 x 2.352)**

Cupboard housing the fuse box and electric meter, radiator, double glazed window to front elevation.



**DINING ROOM/FAMILY ROOM OTHER ASPECT**



**DINING ROOM / FAMILY ROOM**  
**15'7" x 10'10" (4.774 x 3.317)**

Velux window in ceiling, two radiators, two double glazed doors to rear leading out onto the patio.



**KITCHEN/BREAKFAST ROOM**  
**14'9" x 13'8" (4.500 x 4.182)**

Range of fully fitted units with worktops and matching splashbacks, five ring electric hob with extractor above and oven below, sink with drainer, integrated fridge and freezer, tiled floor, two radiators, sky light to ceiling, two sets of double glazed doors to rear.  
Built In larder.



**KITCHEN OTHER ASPECT**



**UTILITY ROOM**  
**6'6" x 6'3" (1.989 x 1.912)**  
Worcester boiler, plumbing for W/M.



**KITCHEN OTHER**



**BEDROOM ONE**  
**15'10" x 11'8" (4.850 x 3.569)**  
Access to loft, Fitted wardrobes, two radiators, double glazed window and double glazed bay window to front elevation.



**BEDROOM ONE OTHER ASPECT**



**BEDROOM THREE**

**15'9" x 7'7" (4.816 x 2.316)**

Sky light to ceiling, radiator, double glazed window to front elevation.



**BEDROOM TWO**

**11'1" x 10'2" (3.392 x 3.110)**

Fitted wardrobes, radiator, double glazed window to rear elevation.



**BEDROOM FOUR**

**7'11" x 7'7" (2.416 x 2.336)**

Sky light to ceiling, double glazed window to rear elevation.

**BATHROOM**

**7'6" x 5'10" (2.305 x 1.799)**

Corner bath with mixer taps and shower curtain, low level W/C, pedestal wash hand basin, heated towel rail, tiled floor, part tiled walls, under floor heating, double glazed window to rear elevation..



### OUTSIDE

Patio area, lawn area with mature flower borders, shed currently used as a hobby room, covered side access with wooden gate leading to the front of the property where you have off street parking for three cars.

### GARDEN OTHER



### GARDEN OTHER ASPECT



### 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:

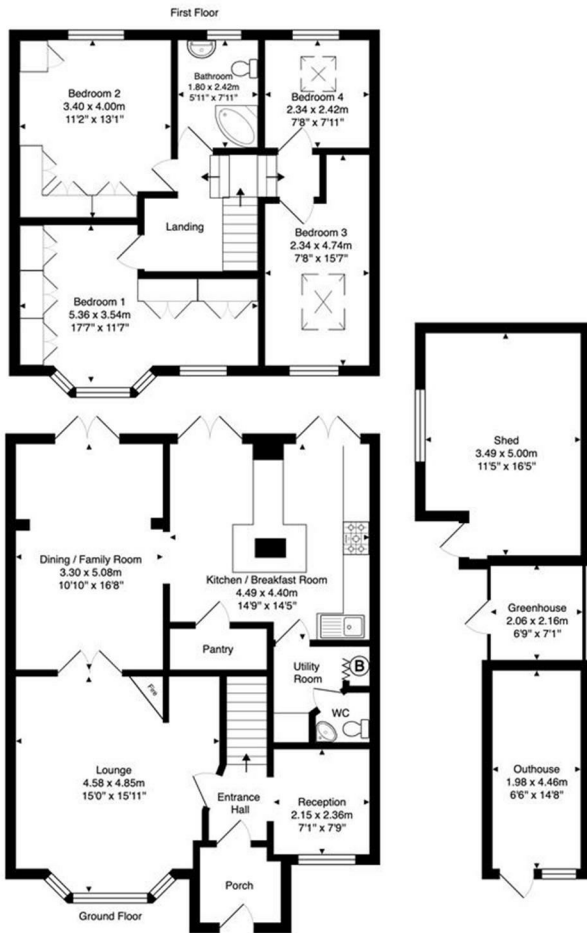
Monday to Friday 9am -5pm

Saturday 9am - 4pm

### OUTHOUSE/WORKROOM

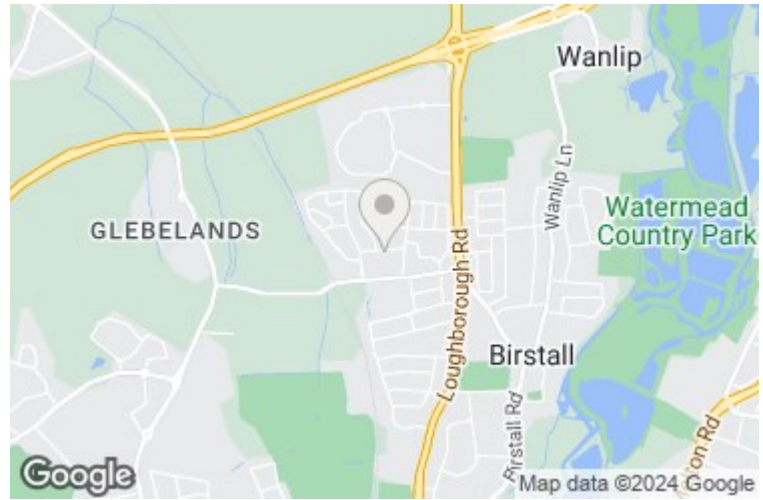
**14'5" x 7'4" (4.402 x 2.260)**

Double glazed part frosted front door, two double glazed windows to side, power points.



Total Area: 162.4 m<sup>2</sup> ... 1748 ft<sup>2</sup> (excluding greenhouse)

All measurements and illustrations are approximate and may not be drawn to scale.  
 This floorplan is for display purposes only and all interested parties are advised to make their own independent enquiries.  
 The vendor, agency and supplier will accept no liability for its accuracy.



Energy Efficiency Rating		Current	Potential
Very very efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	58	70

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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

