



## Offers Over £300,000

**Evington Lane, Leicester, LE5 6DJ**

- Detached Bungalow
- Seperate Cloackroom/WC
- Large Reception Room
- Bathroom
- Detached Garage / Freehold
- Spacious Hallway
- Three Bedrooms
- Fitted Kitchen
- Mature Rear Garden
- EPC Rating C Council Tax Band E





A BEAUTIFUL DETACHED THREE BEDROOM BUNGALOW, located just off Evington Lane, located close to the popular Evington village centre with local shopping parade and park, in addition to local bus services.

The property has a spacious hallway, large reception room, fitted kitchen, three double bedrooms, bathroom and a separate W/C.

The garden has a patio area and is laid to lawn with mature flower borders.

There is off street parking to the front of the bungalow along with a detached garage.

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

#### **PORCH**

**5'7" x 4'3" (1.723 x 1.320)**

Frosted double glazed door and window to front elevation, double glazed window to side elevation.



#### **GUEST CLOAKROOM**

**10'0" x 3'6" (3.053 x 1.080)**

Pedestal wash hand basin, low level W/C, radiator, frosted double glazed window to side elevation.



#### **ENTRANCE HALL**

**16'7" x 7'5" max (5.055 x 2.261 max)**

Wooden door with frosted glass, two built in cupboards one which houses the 'Worcester' boiler, radiator.



#### **LOUNGE**

**22'1" x 14'11" (6.752 x 4.567)**

Feature gas fire, two radiators, double glazed sliding patio doors to rear leading out onto patio/garden, double glazed window to rear elevation.



**LOUNGE OTHER ASPECT**



**KITCHEN OTHER ASPECT**



**KITCHEN**  
**12'11" x 9'9" (3.952 x 2.976)**

Range of fitted units with worktops and tiled splashbacks, built in sink with drainer, plumbing for washing machine, gas point, space for fridge freezer, double glazed window to rear elevation, frosted double glazed door to side elevation.



**BEDROOM ONE**  
**16'0" x 8'9" (4.879 x 2.678)**

Built in wardrobe with sliding door, radiator, double glazed window to front elevation.





**BEDROOM TWO/ RECEPTION ROOM 2**  
**15'7" x 8'5" (4.771 x 2.579)**

Wardrobe, radiator, fuse box on wall, double glazed window to front elevation.



**BATHROOM**  
**7'8" x 5'5" (2.348 x 1.674)**

Bath with electric shower, low level w/c, vanity wash hand basin with underneath cupboard, radiator, part tiled walls, access to loft, frosted double glazed window to side elevation.



**BEDROOM THREE**  
**12'0" x 8'8" (3.680 x 2.661)**

Fitted wardrobe with sliding door, radiator, double glazed window to front elevation.



**OUTSIDE**

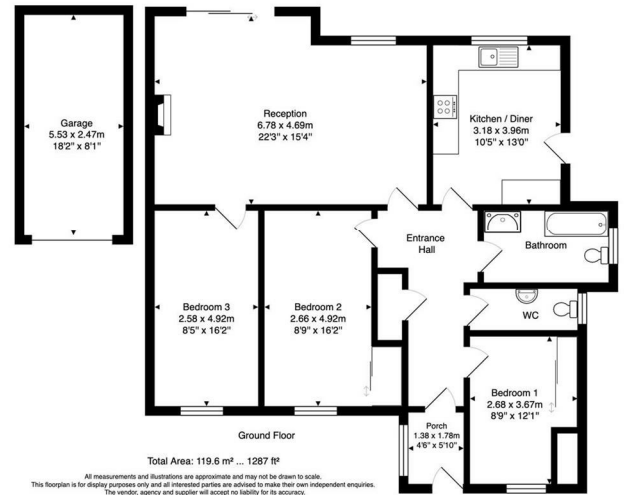
Patio area, mainly laid to lawn with established flower borders, water tap, shed, wooden gate leading to the front of the property with off street parking and detached garage.





**DETACHED GARAGE**  
**17'7" x 8'1" (5.377 x 2.474)**

Double wooden opening doors, window to side elevation.



**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.

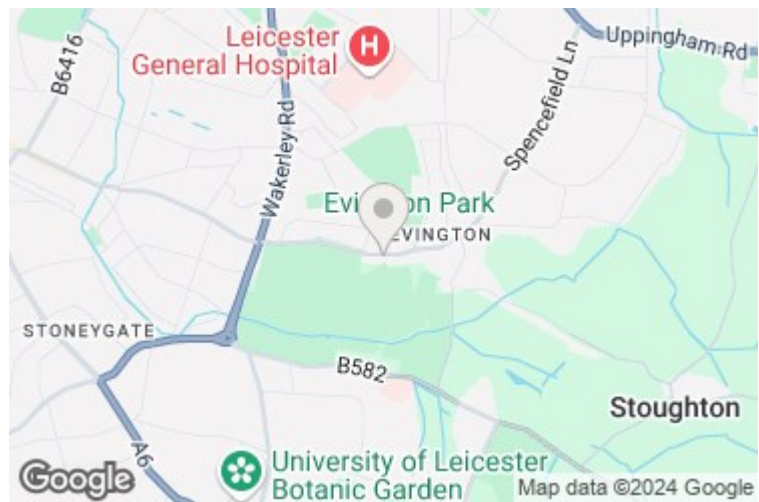
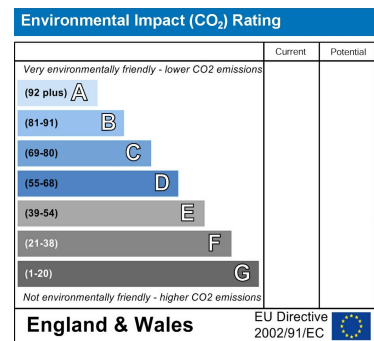
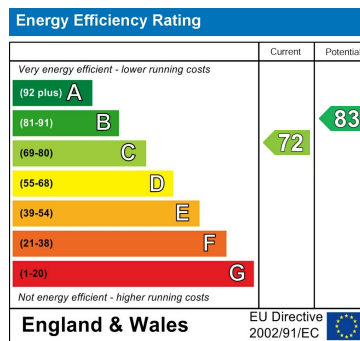
**VIEWING TIMES**

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm



# 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

