



## Offers Around £325,000

**Anstey Lane, Leicester, LE4 0FG**

- Extended Semi Detached
- Downstairs Shower Room
- Utility Room
- Spacious fitted Kitchen-Diner
- Spacious Lounge
- Three Bedrooms
- Off Street Parking
- EPC Rating D Council Tax Band B
- Freehold
- Good Size Rear Garden





A VERY WELL PRESENTED EXTENDED THREE BEDROOM SEMI DETACHED HOUSE, offering great entertaining space and benefiting from a bathroom, separate shower room and utility room.

The house has three bedrooms and spacious fitted kitchen-diner and a large reception room with bi fold doors leading out to a good size mature tiered rear garden.

The property is well located for access to A46/A50 and M1/M69 Motorways

VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394

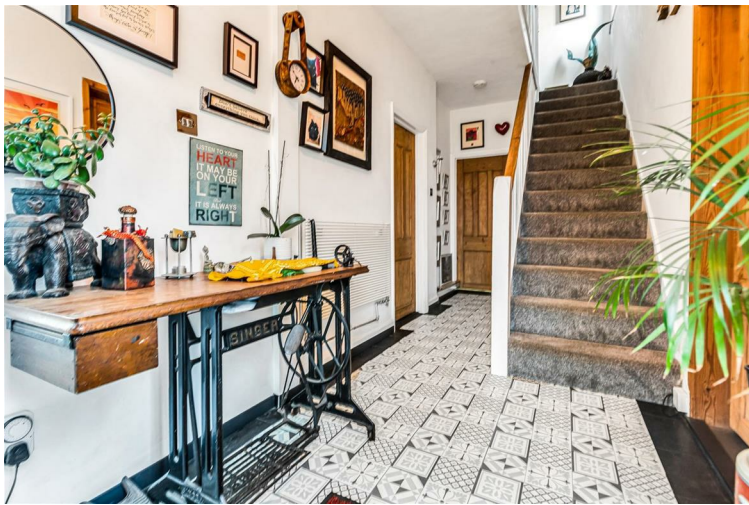


**DOWNSTAIRS SHOWER ROOM**  
**6'1" x 6'0" (1.876 x 1.832)**

Countertop wash basin on vanity unit, low level W/C, Wet-room shower with mixer, tiled floor and walls, underfloor heating, double glazed window to front elevation.

**UTILITY ROOM**  
**6'2" x 4'6" (1.902 x 1.394)**

'Baxi' boiler, radiator, plumbing for W/M.



**ENTRANCE HALLWAY**  
**17'9" x 5'10" (5.421 x 1.787)**

Built in under stairs cupboard, radiator, two double glazed windows to front elevation, double glazed front door.



**BREAKFAST AREA**  
**11'5" x 11'4" (3.484 x 3.471)**

Feature cast iron fireplace, radiator, wooden floor boards, inset ceiling spot lights, double glazed bay window to front elevation.





**KITCHEN**  
**13'5" x 10'11" (4.111 x 3.331)**

Range of fitted units, five ring gas hob with extractor above, feature fireplace, double electric oven, integrated microwave, integrated fridge and dishwasher, inset spot lights on ceiling, radiator, two double glazed windows and double glazed door to rear.



**LOUNGE OTHER ASPECT**



**LOUNGE**  
**15'11" x 13'3" (4.853 x 4.059)**

Sky light in ceiling, two radiators, Bi-fold double glazed doors to rear elevation opening onto the garden.



**UPSTAIRS LANDING**  
**7'8" x 6'9" max (2.361 x 2.073 max)**

Access to loft, double glazed window to side elevation.

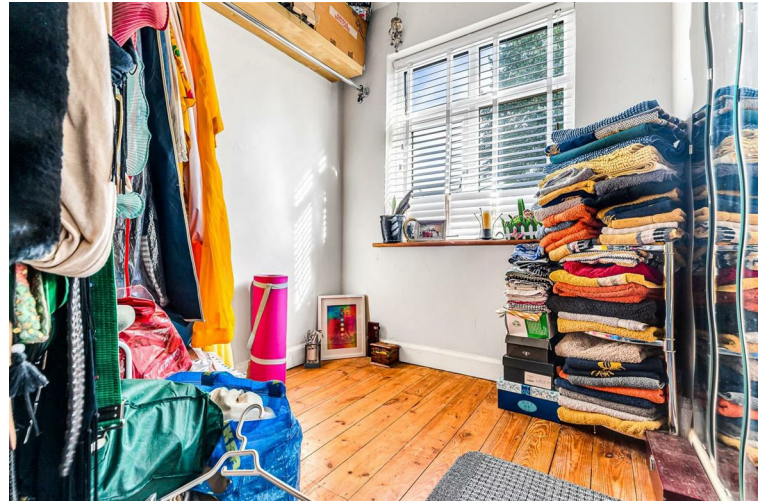




**BEDROOM ONE**

**13'11" x 11'3" (4.255 x 3.454)**

Fitted wardrobe, radiator, double glazed bay window to front elevation.



**BEDROOM THREE**

**8'4" x 6'2" (2.543 x 1.905)**

Radiator, double glazed window to front elevation.



**BEDROOM TWO**

**11'10" x 9'10" (3.614 x 3.002)**

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



**BATHROOM**

**7'1" x 6'8" (2.175 x 2.052)**

Bath with shower attachment, feature glass vanity wash hand basin with glass base, low level W/C, radiator, double glazed frosted window to rear elevation.





### OUTSIDE

Good size tiered garden with mature flower borders and shrubs, power point, water tap.



### 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.

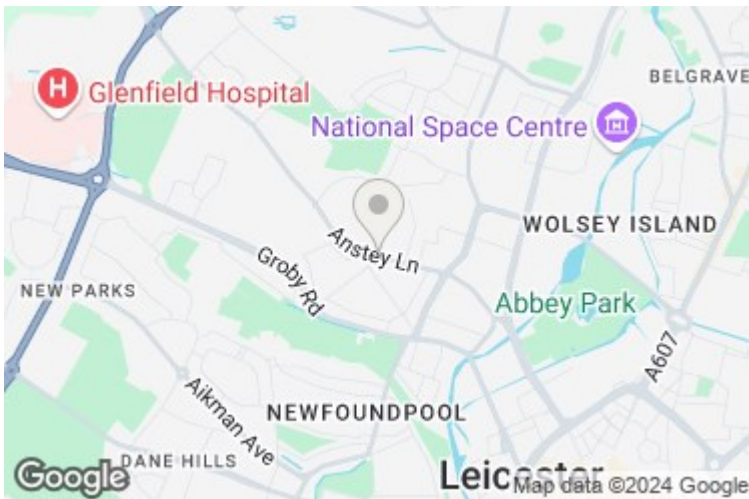
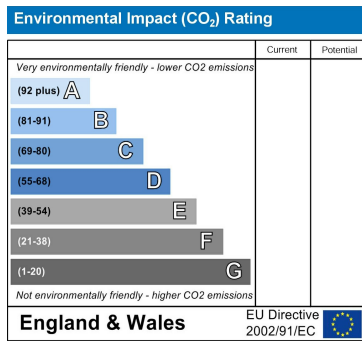
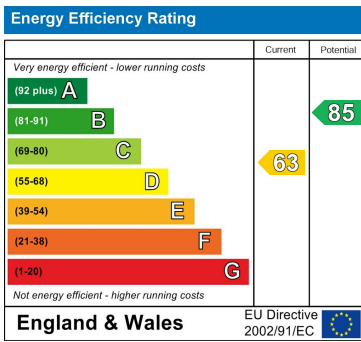
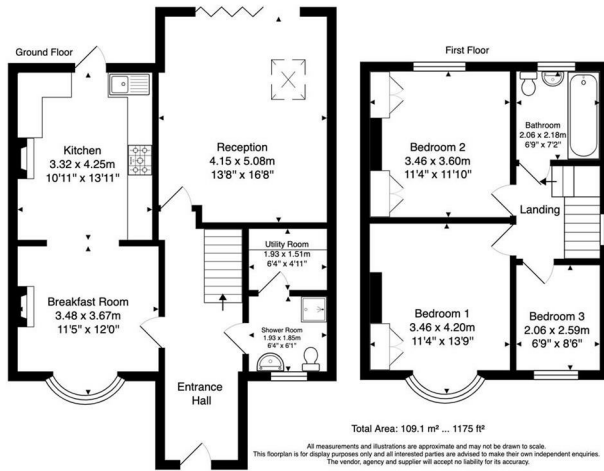
### VIEWING TIMES

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

