



## Asking Price £450,000

**Elm Tree Gardens, Stoneygate, Leicester, LE2 3NG**

- Private Gated Five Bedroom Modern Town House
- Kitchen/ Breakfast Room
- Guest Clockroom
- Family Bathroom
- Courtyard Garden
- Two Reception Rooms
- Arranged Over Three Floors
- Two Ensuite Shower Rooms
- Electric Only
- EPC Rating D / Freehold / Council Tax Band E



A FANTASTIC OPPORTUNITY TO PURCHASE THIS BEAUTIFUL SPACIOUS FIVE BEDROOM MODERN TOWN HOUSE IN THIS EXCLUSIVE PRIVATE GATED DEVELOPMENT IN THE HEART OF STONEYGATE.

The Property is superbly situated for the renowned public and private schooling, Leicester City Centre, Leicester University and the fashionable Queens Road shopping parade with its popular shops, cafes and restaurants, not to mention Victoria Park.

This stylishly presented and elegant accommodation offers spacious and versatile living over three floors and briefly comprises, entrance hallway, fitted dining kitchen with integral appliances, guest cloakroom, reception and storage room. To the first floor there is a lounge, one guest bedroom with en-suite shower, two further bedrooms, then leading to the second floor, with bedroom one, en-suite shower, separate family bathroom and further bedroom. The front of the property enjoys off road parking and attractive patio garden to the rear.

EARLY VIEWING IS HIGHLY RECOMMENDED.



**RECEPTION ONE**

**13'6" x 8'9" (4.134 x 2.692)**

Double glazed window to front aspect and radiator.

**STORAGE ROOM**

**8'10" x 3'11" (2.699 x 1.199)**



**ENTRANCE**

**18'2" x 6'6" (5.562 x 1.997)**

Double glazed front door, radiator, under stairs cupboard and Amtico flooring.



**DOWNSTAIRS W/C**

Low level W/C, pedestal wash hand basin and radiator.



**KITCHEN /BREAKFAST ROOM**  
**16'0" x 12'1" (4.880 x 3.700)**

Range of fully fitted built in units with granite worktops, matching splashbacks and under mounted sink, built in four ring electric hob with extractor above, plumbing for W/M, built in double electric 'Bosch' oven, and 'Zanussi' washing machine, space for fridge freezer, part tiled walls, radiator, Amtico flooring, double glazed window and door to rear garden.



**LOUNGE**  
**16'0" x 12'11" (4.897 x 3.947)**

Double glazed doors with juliette balcony looking over the rear garden, double glazed window to rear elevation and radiator.



**FIRST FLOOR LANDING**  
**14'8" x 6'6" max (4.479 x 1.993 max)**  
Built in cupboard and radiator.





**BEDROOM TWO**  
**11'4" x 9'3" (3.465 x 2.836)**

Double glazed window to front elevation and radiator.



**BEDROOM FIVE/STUDY ROOM**  
**7'1" x 6'5" (2.172 x 1.981)**

Double glazed doors with Juliette balcony to front elevation and radiator. Present occupiers currently use as a study room.



**ENSUITE SHOWER ROOM**  
**6'2" x 5'8" (1.881 x 1.732)**

Walk in shower with mixer taps, low level W/C, vanity wash hand basin with underneath cupboard, heated towel rail, part tiled walls, double glazed frosted window to side elevation and extractor to ceiling.



**BEDROOM ONE**  
**16'0" x 12'10" (4.885 x 3.925)**

Two double glazed windows to front elevation and two radiators.



**ENSUITE SHOWER ROOM**  
**7'4" x 5'3" (2.260 x 1.615)**

Double walk in shower with mixer taps, low level W/C, vanity wash hand basin with underneath cupboard, heated towel rail, part tiled walls, extractor on ceiling.



**BEDROOM THREE**  
**10'11" x 9'2" (3.341 x 2.815)**

Double glazed window to front elevation and radiator.



**FAMILY BATHROOM**  
**9'3" x 6'2" (2.827 x 1.889)**

Bath with shower attachment, pedestal wash hand basin, low level w/c, radiator, part tiled walls extractor on ceiling.



**BEDROOM FOUR**  
**12'2" x 6'6" (3.713 x 1.992)**

Built in Cupboard, radiator, double glazed arched window to front elevation.



### OUTSIDE

To the rear is a patio garden with raised flower beds, 'Mitsubishi' Heat Pump, water tap, side gate leading to a communal alley way which takes you to the front of the property where you have off street parking and a patio area.

### SERVICE CHARGE

Managing Agents: Butlins

£271.77 per year, which covers communal grounds maintenance electric gate servicing, general repairs/maintenance, reserve fund, buildings insurance, and communal electric supply.



### 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.

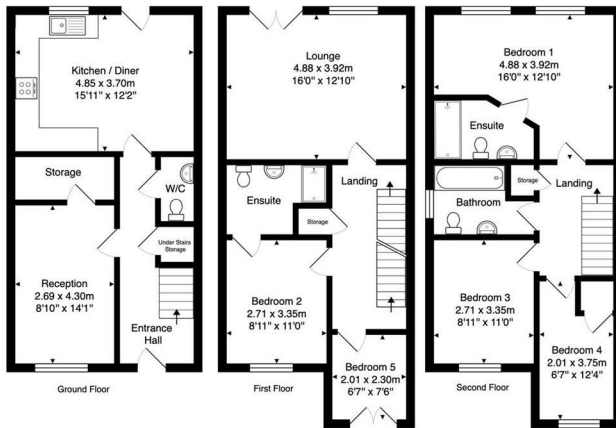
### VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

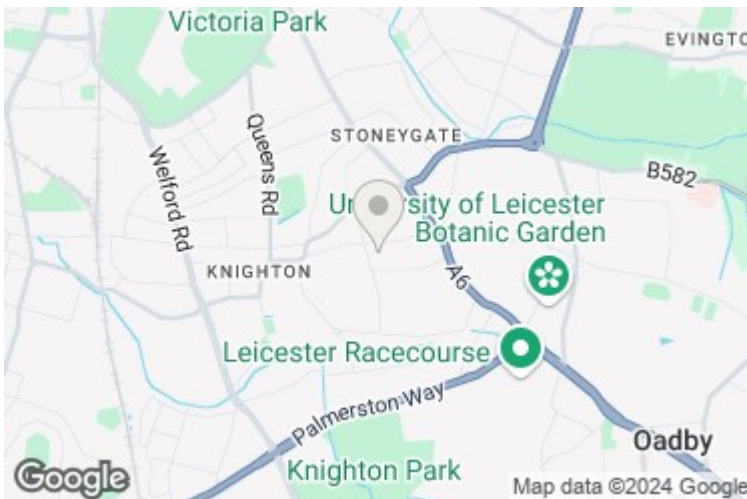
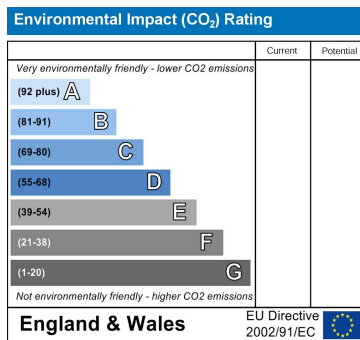
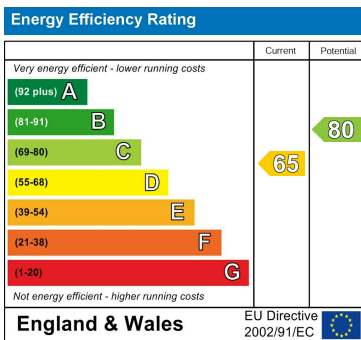
Monday to Friday 9am -5pm

Saturday 9am - 4pm



Total Area: 144.6 m<sup>2</sup> ... 1556 ft<sup>2</sup>

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.



# 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

