



Asking Price £525,000

St. James Road, Leicester, LE2 1HR

- Detached Four/Five Bedroom Residence
- Lounge
- Fitted Kitchen
- Two Shower Rooms
- Court Yard Garden / Driveway / Integral Garage
- Conservation Area / Cul De Sac Location
- Dining Room
- En-Suite Dressing Room
- Air Heat System / Character Features
- Awaiting EPC Council Tax Band E



An ELEGANT well maintained VICTORIAN GEM situated at the bottom of A CUL DE SAC, in the heart of Leicester, within walking distance from the station, Victoria Park, the variety of shops and restaurants and Universities.

This SPACIOUS FOUR/FIVE DOUBLE BEDROOM DETACHED home has so much to offer and retains many character features that makes this a truly special sought after home.

The property has been well maintained by the current owners and has an Air to Air Source Heat Pump Heating System.

The house briefly comprises a good sized entrance hall, large reception room, dining room, Pantry/Storage room, beautiful fitted kitchen, and a downstairs W/C.

On the first floor there are three/four bedrooms one with its own dressing room, and another currently being used as a kitchen and a spacious shower room.

On the second floor you have a very large bedroom with amazing views, and another very good sized shower room.

The house has a delightful courtyard garden and benefits from its own drive with integral garage with metal gates to the front.

PORCH

Attractive door and glazing to front elevation, tiled floor, wooden door leading into,



ENTRANCE HALLWAY

15'8" max x 10'6" (4.786 max x 3.212)

Original mosaic tiled flooring, coving, 'Hitachi' air system attached to the wall.



LOUNGE

17'9" x 12'4" (5.43 x 3.78)

Feature working fireplace with marble surround, picture rail, coving, 'Hitachi' air system attached to wall, original Danish oiled stained wooden flooring.



DOWNSTAIRS W/C

Wash hand basin, low level W/C, built in cupboard, tiled floor, frosted double glazed window to side elevation.



INNER HALLWAY

Fitted wall unit with sliding doors and light.

LARDER/STORAGE ROOM

9'6" x 6'8" (2.90 x 2.04)

Stained glass door, step down into, tiled floor, double glazed window to rear elevation.



KITCHEN

9'9" x 8'9" (2.99 x 2.69)

Range of fully fitted Oak units with granite worktops and matching splashbacks, 'Blanco' undermount stainless steel sink, built in 'Bosch' electric hob and an extractor above, plumbing for W/M, built in 'Bosch' microwave and oven, double glazed window and door to rear elevation.



DINING ROOM

13'1" x 9'8" (4.01 x 2.97)

Feature fireplace, 'Hitachi' air system attached to wall, double glazed Bi-Fold doors to rear.



FIRST FLOOR LANDING

Built in airing Cupboard, frosted double glazed window to side elevation.



BEDROOM TWO
17'8" x 11'7" (5.41 x 3.55)

Picture rail, coving, 'Hitachi' air system attached to wall, bay window to front elevation (secondary glazed).

DRESSING AREA
8'4" x 5'10" (2.56 x 1.79)

Window to front elevation (secondary Glazed).



SHOWER ROOM
11'6" x 6'7" (3.52 x 2.03)

Pedestal wash hand basin, low level W/C, Walk in corner shower unit with mixer, two heated towel rails, part tiled walls, double glazed window and double glazed frosted window to rear elevation.



BEDROOM THREE
13'6" x 12'10" (4.13 x 3.92)

Feature fireplace, coving to ceiling, bay window to front elevation.



BEDROOM FOUR
11'3" x 9'8" (3.44 x 2.97)

'Hitachi' air heater attached to wall, double glazed window to rear elevation.



KITCHEN (BEDROOM 5)
9'1" x 8'10" (2.78 x 2.71)

Plumbing for W/M, sink with drainer, built in electric hob with oven below and extractor above, fitted units with worktops, part tiled walls, double glazed window to rear elevation.

SECOND FLOOR LANDING

Built in cupboard providing eaves storage, frosted double glazed window to side elevation.



SHOWER ROOM

12'4" x 9'9" (3.78 x 2.98)

Fireplace, low level W/C, walk in shower with mixer, heated towel rail, built in airing cupboard, window to side elevation. feature vanity wash hand basin unit



PRINCIPLE BEDROOM

18'6" x 17'3" (5.64 x 5.28)

'Hitachi' air heater attached to the wall, Fireplace, access to loft, double glazed doors opening to Juliet balcony, with far reaching views over gardens.



OUTSIDE

Delightful Courtyard Garden, storage shed, water tap, side gate leading to the front of the 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



GARAGE

Entered via your own drive with opening gates, leading to the garage



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:

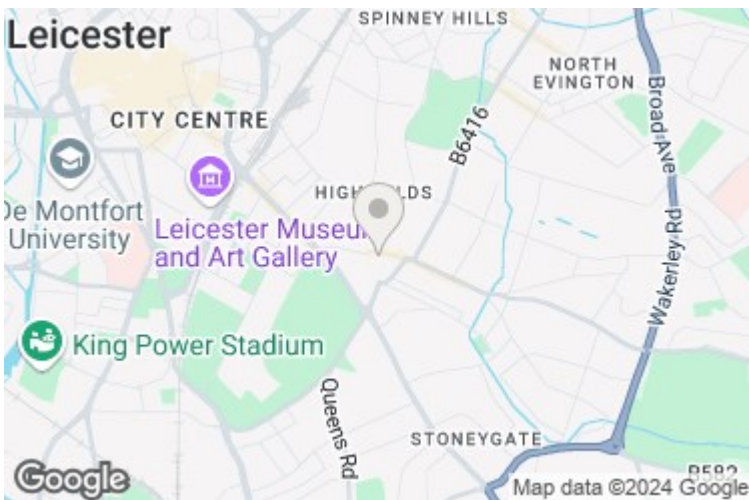
Monday to Friday 9am -5pm

Saturday 9am - 4pm



Energy Efficiency Rating		Current	Potential
Very energy 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			
		67	76
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	



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THINKING OF SELLING?

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- Accompanied viewing service
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- 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

