

# Asking Price £650,000

## Ingarsby Drive, Leicester, LE5 6HB

- Detached Four Bedroom Property
- Dining Room
- Kitchen
- Bathroom with Separate W/C
- EPC Rating C Council Tax Band E Freehold
- Lounge
- Outbuilding with kitchenette and shower room
- Four Double bedrooms
- Rear Garden
- Garage and off road parking





Delighted to offer for sale THIS SPACIOUS FOUR BEDROOM DETACHED property located on a very popular road in EVINGTON close to the highly regarded schooling.

The property briefly comprises an entrance porch which leads into a hallway, downstairs W/C, spacious lounge with double aspect windows, doors leading into a dining room, fitted kitchen, upstairs you have four double bedrooms, a family bathroom and a separate W/C.

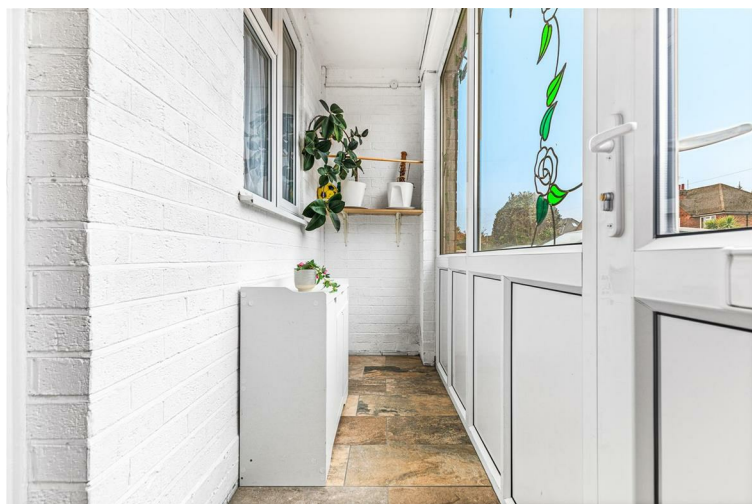
The house has a covered passage way which takes you into a garage, store room, utility room and to the rear garden and outbuilding benefitting a kitchenette and shower room.

VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394



**ENTRANCE HALL**  
**9'1" x 8'11" (2.79 x 2.74)**

Double glazed door and window to front elevation looking into porch, radiator, built in cupboard, understairs cupboard housing gas and electric meters.



**PORCH**  
**12'0" x 3'4" (3.66 x 1.03)**

Double glazed patterned window to front elevation, tiled floor, double glazed door.



**DOWNSTAIRS W/C**

Low level W/C, wash hand basin, tiled walls and floor, frosted double glazed window to side.



**LOUNGE**  
**21'0" x 11'5" (6.42 x 3.50)**

Feature gas fireplace, radiator, coving, double doors leading into dining room, double glazed window to front elevation, two double glazed windows to side elevation, double glazed sliding patio doors to rear leading out to the garden.



**DINING ROOM**  
**11'10" x 8'11" (3.63 x 2.72)**

Cupboard housing 'Worcester' boiler, radiator, double glazed window to rear elevation, door leading into kitchen.



**KITCHEN**  
**11'7" x 8'9" (3.55 x 2.67)**

Range of fitted units with worktops and matching splashbacks, 'Franke' sink with drainer, space for Range Gas Cooker, part tiled walls, tiled floor, double glazed window to side, door to side leading into covered passage.

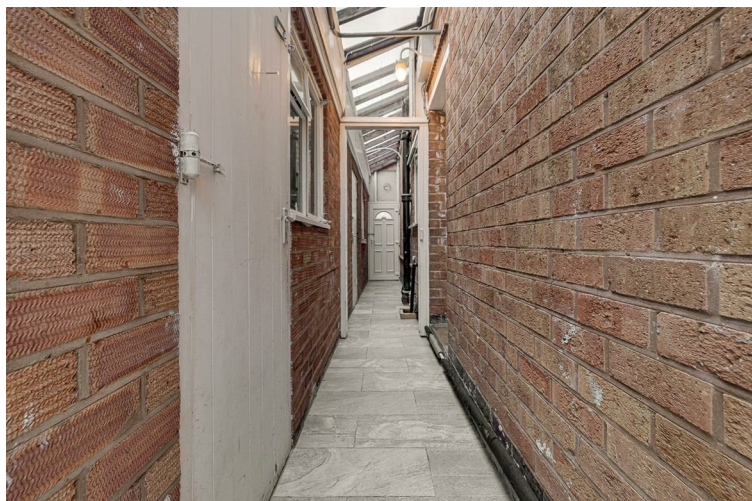




#### **BEDROOM ONE**

**11'5" x 10'9" (3.50 x 3.28)**

Fitted cupboard, radiator, double glazed window to front elevation.



#### **COVERED SIDE PASSAGE**

Double glazed door to front and rear elevation, corner shower cubicle with electric shower, double glazed window to side and rear elevations, fuse box attached to wall, tiled floor, door leading into storeroom, garage, and utility room.

#### **LANDING**

**12'4" x 6'5" max (3.78 x 1.96 max)**

Radiator, access to loft, double glazed window to side elevation.



#### **BEDROOM TWO**

**11'11" x 11'1" (3.65 x 3.39)**

Radiator, double glazed window to rear elevation.





**BEDROOM THREE**

**11'11" x 8'10" (3.64 x 2.70)**

Double glazed window to rear elevation.



**BATHROOM**

**8'5" x 6'1" (2.57 x 1.86)**

Bath with mains shower over, vanity basin unit, built in cupboard, heated towel rail, tiled floor. part tiled walls, extractor, frosted double glazed window to side elevation.



**BEDROOM FOUR**

**9'7" x 8'9" (2.93 x 2.68)**

Fitted cupboard, fitted wardrobe, radiator, double glazed window to front elevation.

**SEPERATE W/C**

Low level W/C, tiled walls, frosted double glazed window to side elevation.

**GARAGE**

**14'10" x 7'11" (4.53 x 2.43)**

Up and over manual door, door to rear leading into storeroom, window to side looking into covered passage.

**STORE ROOM**

**13'8" x 8'2" (4.19 x 2.49)**

Door into garage, window to side looking into covered passage.



**UTILITY ROOM**

**5'6" x 4'8" (1.70 x 1.44)**

Plumbing for W/M, double glazed window to rear elevation.





### OUTSIDE

Good size rear garden mainly laid to lawn, side gate access to front of property.

To the front of property you have a carriage driveway, power point, water tap.



### Outbuilding

Double glazed front door leading into a kitchenette, two double glazed windows, air con unit attached to wall.

Separate shower room, vanity wash hand basin, low level W/C, shower cubicle with electric shower,



### 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.

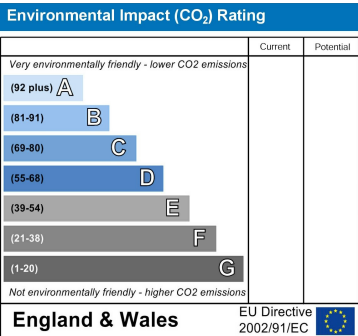
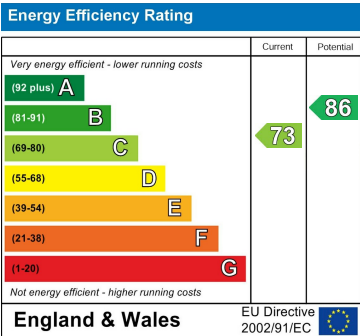
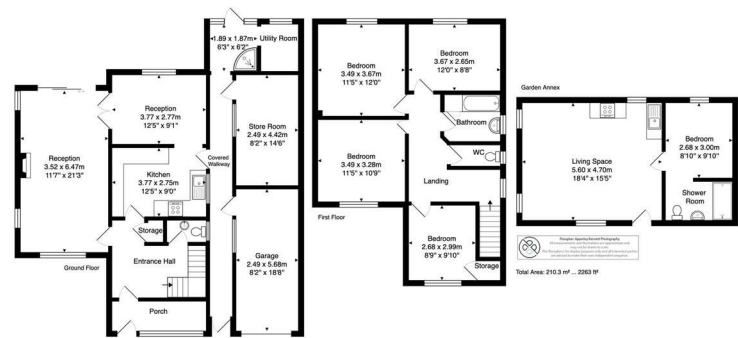
VIEWING TIMES

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?**

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- 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

