

Asking Price £375,000

Barry Drive, Kirby Muxloe, Leicester, LE9 2HJ

- Detached Bungalow
- L Shaped Lounge
- Fitted Kitchen
- En-suite
- Needing Refurbishment
- Two Double Bedrooms
- Dining Room
- Main Bathroom
- Carriage Driveway and Garage
- Council Tax Band C Awaiting EPC



Offered for sale with NO UPWARD CHAIN is this spacious TWO DOUBLE bedroom TWO RECEPTION room DETACHED bungalow located in the HIGHLY DESIRED KIRBY MUXLOE, requiring refurbishment.

Entering into the property you are greeted with a a spacious hallway, bathroom, two double bedrooms the second having an en-suite , L Shaped Lounge, fitted kitchen, bathroom and a separate dining room.

To the front of the property there is a carriage driveway and garage and has a pretty rear garden.

VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394



HALLWAY
16'4" x 4'4" (4.99 x 1.34)

Front door, radiator, access to loft, built in cupboard.



BATHROOM
6'10" x 6'1" (2.10 x 1.87)

Bath with mixer taps and shower head, an electric shower, low level w/c, sink, heated towel rail, extractor fitted to ceiling, part tiled walls, tiled floor.



LOUNGE
18'3" x 24'4" max reducing to 13'10" (5.58 x 7.42 max reducing to 4.24)

L Shaped lounge, double glazed window to front elevation, two radiators, window onto dining room.



KITCHEN
10'0" x 9'11" (3.05 x 3.04)

Fitted units with granite worktops and matching splashbacks, integrated fridge and freezer, undermounted Franke sink, fitted Neff electric hob with oven below and extractor above, radiator opening to



DINING ROOM
19'4" x 10'0" (5.91 x 3.07)

Double glazed sliding doors to rear, two radiators, door leading into bedroom two, window looking into Lounge.



BEDROOM ONE
13'11" x 10'11" (4.26 x 3.34)

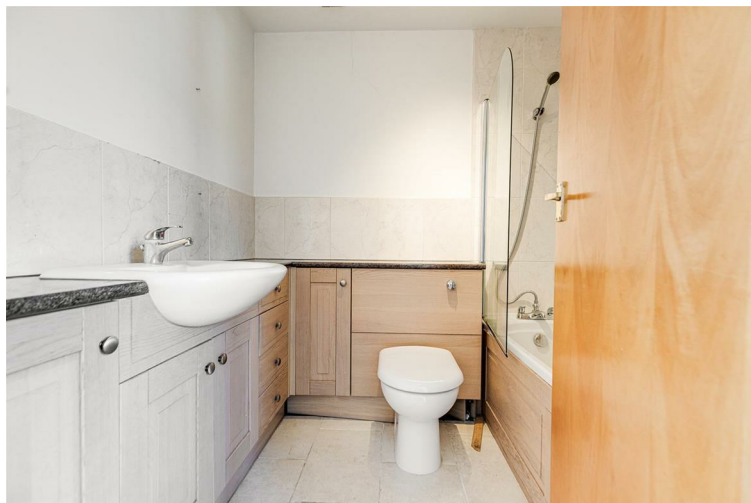
Fitted wardrobes and dressing table, radiator, double glazed window to front elevation.



BEDROOM TWO

21'0" x 8'6" (6.41 x 2.61)

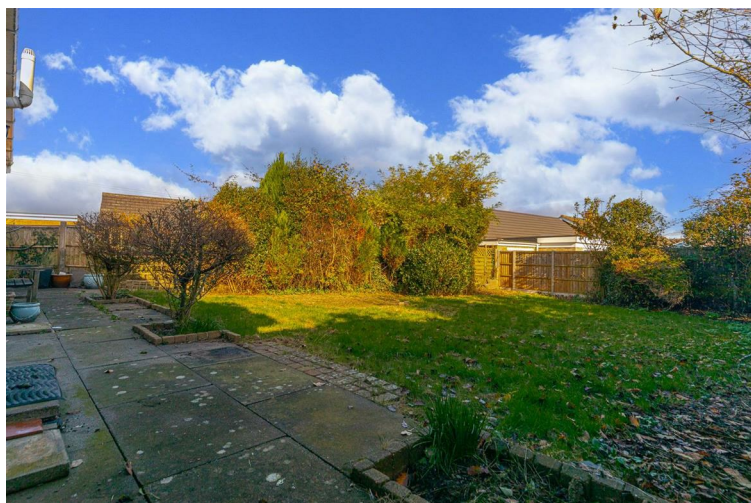
Fitted wardrobe with sliding door, two radiators, double glazed window to rear elevation, door leading into dining room.



EN-SUITE

6'11" x 6'2" (2.12 x 1.90)

Low level w/c, bath with shower attachment, fitted unit housing the vanity wash hand basin and drawer unit with cupboards underneath, tiled floor, part tiled walls, heated towel rail.



OUTSIDE

Mature rear garden mainly laid to lawn with mature flower borders and patio area, power point, water tap, access to garage, side gate leading to the front of the property.

To the front of the property is a wide carriage driveway with access to a garage.



GARAGE

20'3" x 9'2" (6.19 x 2.80)

Electric up and over door, gas meter, fuse box, 'Worcester' boiler, Fitted units with built in circular sink, plumbing for WM, door to rear elevation leading into garden.



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.

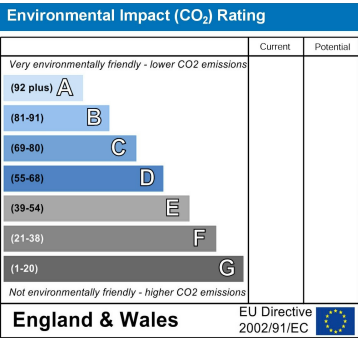
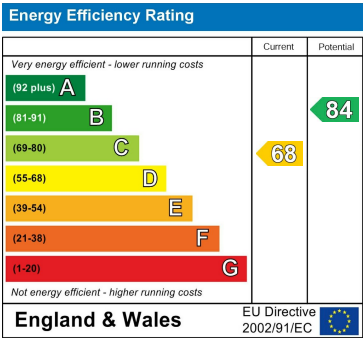
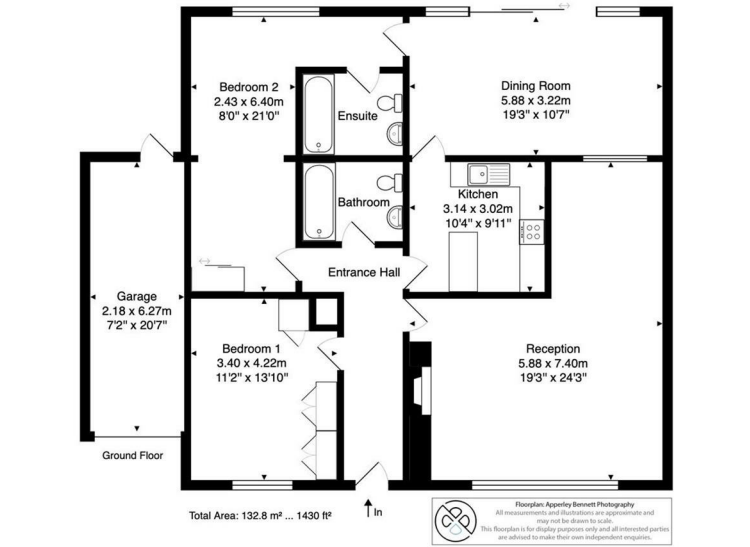
VIEWING TIMES

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

