



Asking Price £400,000

Saffron Lane, Leicester, LE2 6TE

- Detached Bungalow
- Three Receptions
- Kitchen/Diner
- En-suite & additional shower room
- Integral Double Garage and Additional Garage
- Three Bedrooms
- Conservatory
- Utility Room
- Bathroom
- EPC Rating C Council Tax Band D Freehold



A unique DETACHED BUNGALOW located on a private driveway surrounded by gardens in this glorious setting.

Built in 1986 on the site of the former "Bloomfield Nurseries" this now extended, spacious bungalow has been in the same ownership since new. With great entertaining space the property offers versatile family living.

Briefly comprising of an entrance hallway, three reception rooms, a dining kitchen, utility room, conservatory, three bedrooms (en-suite to one), shower room and family bathroom with the benefit of a integral double garage.

The gardens wrap around the whole property and have been lovingly cared for and are a real feature of this property.

Viewing is HIGHLY RECOMMENDED - CALL BARKERS NOW ON 0116 2709394



SHOWER ROOM

7'8" x 5'9" (2.35 x 1.77)

Walk in shower cubicle with electric shower, low level W/C, wall mounted glass wash hand basin



ENTRANCE HALLWAY

10'3" x 9'3" (3.14 x 2.82)

Radiator, solid wood flooring, double glazed front door and windows to front and rear aspect.



LOUNGE

16'4" reducing to 9'6" x 21'2" reducing to 14'9" (4.99 reducing to 2.91 x 6.46 reducing to 4.52)

Log burner, solid wood flooring, vaulted beamed ceiling, two radiators, double glazed windows to side, front and rear aspects, pair of double glazed doors leading out to the garden.



SITTING ROOM

17'2" x 11'10" (5.24 x 3.63)

Gas fireplace with gas fire, radiator, double glazed windows to rear and side aspects, double glazed doors to the side and rear both leading to the garden.



DINING ROOM

11'7" x 11'1" (3.55 x 3.38)

Radiator, double glazed window to front aspect, double doors leading into sitting room and door to kitchen.



KITCHEN

11'0" x 10'11" (3.37 x 3.33)

Fitted units with worktops and tiled splashbacks, sink with drainer, space for fridge freezer, plumbing for dishwasher, double oven, four ring gas hob with extractor, double glazed window to front aspect, door leading into inner hallway.



INNER HALLWAY

Two built in cupboards, radiator, giving access to all bedrooms, bathroom and leading to conservatory and utility.



EN-SUITE

8'3" x 5'4" (2.54 x 1.63)

Shower cubicle with mains shower, vanity basin unit, low level W/C, radiator, tiled floor and walls, frosted double glazed window to side aspect.



BEDROOM ONE

11'10" x 11'3" (3.62 x 3.43)

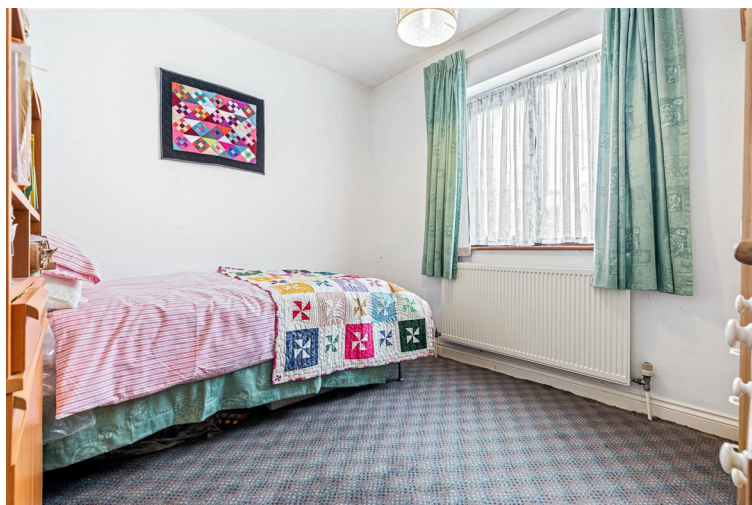
Radiator, double glazed window to rear aspect.



BEDROOM TWO

11'8" x 10'1" (3.56 x 3.09)

Radiator, double glazed window to side aspect.



BEDROOM THREE

9'8" x 8'7" (2.97 x 2.64)

Radiator, double glazed window to rear aspect and access to loft



CONSERVATORY

12'2" x 9'9" (3.72 x 2.99)

Double glazed door to front



BATHROOM

10'0" x 5'10" (3.06 x 1.78)

Bath with electric shower, low level W/C, vanity basin unit, tiled floor and walls, radiator, frosted double glazed window to side aspect.



UTILITY ROOM

6'10" x 5'1" (2.09 x 1.57)

Sink with drainer, worktop, plumbing for washing plumbing, radiator, door into integral garage, double glazed window to side aspect.

INTEGRAL DOUBLE GARAGE

17'5" x 15'11" (5.32 x 4.86)

Electric up and over doors, "Worcester" boiler, access to loft with pull down ladder and door to side aspect.



OUTSIDE

Beautifully established garden which wraps around the whole bungalow. With mature shrubs and various trees, benefitting from sectional areas including decking, patio and vegetable patch, two summer houses and a greenhouse, wooden gate giving access to the front of the property.

ADDITIONAL DETACHED GARAGE

15'1" x 8'2" (4.62 x 2.49)

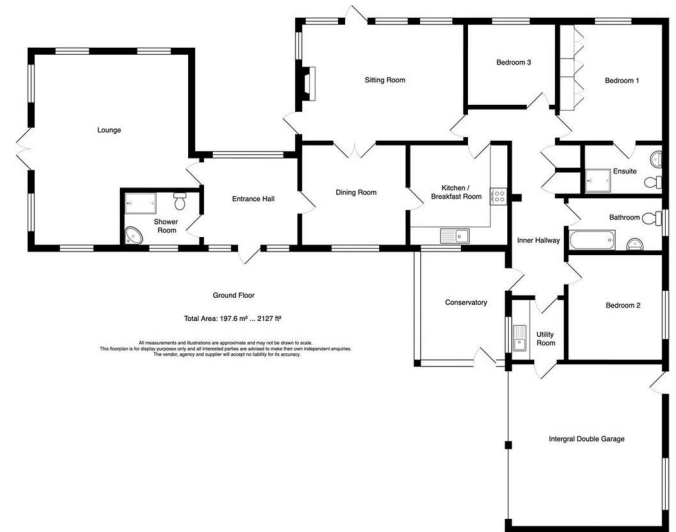
Up and over door to the side of the property



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





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.

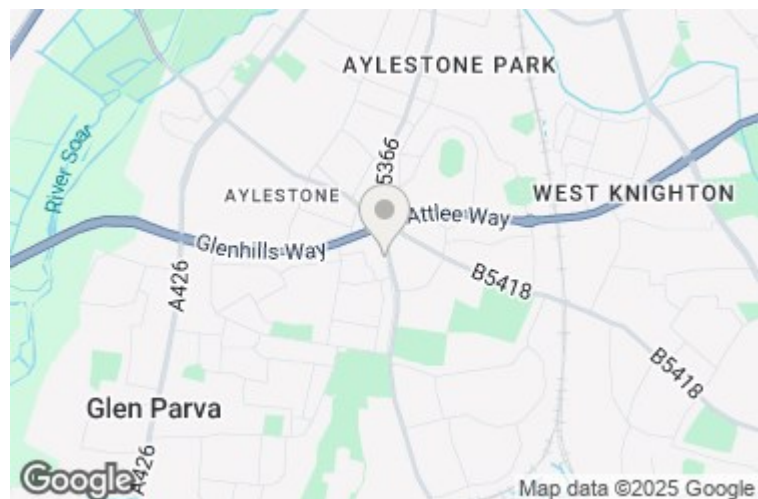
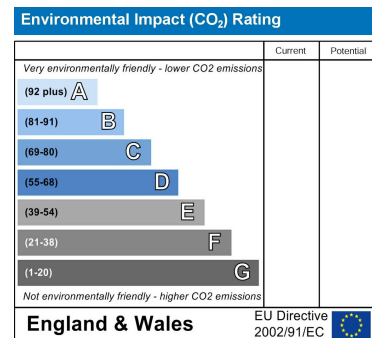
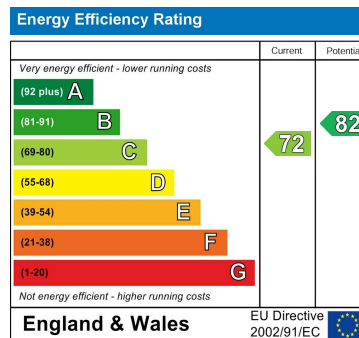
Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm

DISCLAIMER

Insurance claim made and settled in 2011 for subsidence. All details are available on request from the office.



Barkers

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THINKING OF SELLING?

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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

