



Offers Over £350,000

Fosse Road South, West End, Leicester, LE3 0QD

- Imposing End Villa
- Three Reception Rooms
- Four Double Bedrooms
- Freehold
- Walled Paved Courtyard Garden
- Minton Tiled Entrance Hallway
- Open Plan Kitchen / Garden Room
- Bathroom and Separate Shower Room
- DG, GCH, EPC Rating D Council Tax C
- Detached Garage



A DELIGHTFULLY APPOINTED THREE STOREY FOUR BEDROOM VICTORIAN END VILLA situated within a CONSERVATION AREA and located in the fashionable West End City suburb, being well served for the City Centre, Leicester Royal Infirmary, De Montfort University and a host of everyday amenities on Narborough Road.

This extremely well presented villa retains a wealth of original features offering flexible living over three storeys, providing a comfortable family home that briefly comprises, entrance hallway, three reception rooms, fitted kitchen and garden room, cellar, separate utility room and handy outside ground floor w/c. **FOUR DOUBLE BEDROOMS** over two floors, period style bathroom suite and separate shower room, Walled courtyard garden and separate **DETACHED GARAGE**.

VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394



ENTRANCE HALLWAY

13'8" x 6'5" (4.19 x 1.97)

Comprising original glazed front door, pretty leaded window, original Minton tiled flooring, ceiling coving, dado rails and sweeping staircase to upper floors:



LOUNGE

16'4" x 11'10" (4.99 x 3.61)

Fireplace with surround, ceiling coving, radiator and double glazed bay window with fitted shutters to front elevation, double doors through to:



DINING ROOM

14'9 x 10'06 (4.50m x 3.20m)

Exposed feature fireplace inset with cast iron log burner, ceiling coving, radiator and bay window to rear elevation inset with French door to:





KITCHEN/BREAKFAST ROOM

16'3 x 6'4 (4.95m x 1.93m)

Range of fitted units with worktops, corner double sink with drainer, space is provided for freestanding double gas oven, integrated fridge, two double glazed windows with shutters to side elevation, double glazed door to rear.



DINING AREA

10'6 x 8'4 (3.20m x 2.54m)

Radiator, two double glazed windows and doors to rear elevation.



SNUG ROOM

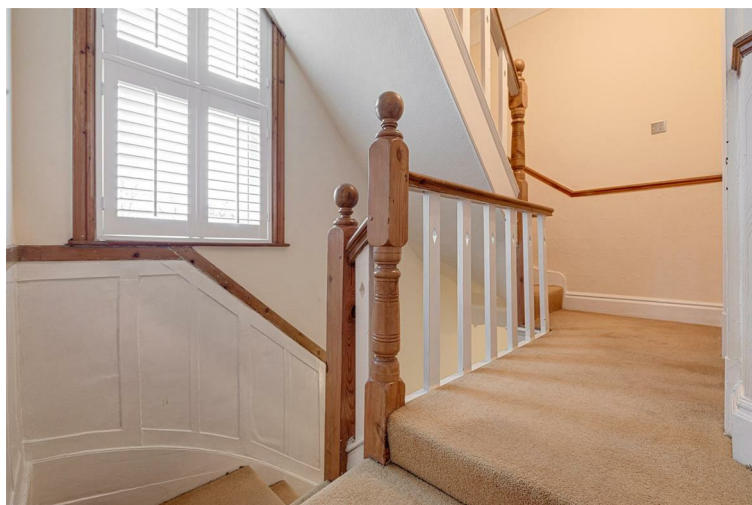
12'2" x 10'2" max (3.73 x 3.10 max)

Feature fireplace, built in cupboard, box bay window to side elevation with fitted shutters, and door leading down into Cellar:

CELLAR

14'0" x 6'6" (4.28 x 2.00)

Metal staircase leading down into cellar, wall mounted gas and electric meters, consumer unit and double glazed window to side elevation.



FIRST FLOOR LANDING

Original wood panelling to dado rail & staircase to second floor:



BEDROOM ONE

15'7 x 11'6 (4.75m x 3.51m)

Coving, picture rails, radiator & double glazed hard wood bay window to front elevation:

DRESSING ROOM

6'3" x 5'7" (1.92 x 1.71)

Comprising a suite of floor to ceiling built-in wardrobe's, fitted shelving units, radiator and double glazed window with shutter to front elevation:



BEDROOM TWO

13'4" x 10'6" (4.08 x 3.21)

Radiator, coving, double glazed window with shutter to rear elevation.



BATHROOM

9'10" max x 7'8" (3.01 max x 2.35)

Featuring a period style three piece suite comprising claw feet roll top bath, low level W/C, pedestal wash hand basin, coving, dado rail, built in airing cupboard housing 'Baxi' boiler, radiator, part tiled walls and tiled floor, double glazed part frosted window with shutter to side elevation:

SECOND FLOOR LANDING

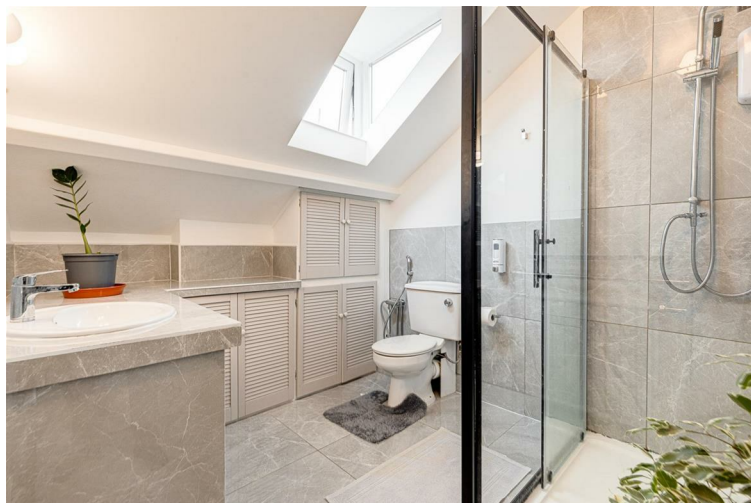
Dado rails, double glazed window with shutter to side elevation, loft access via pull down ladder:



BEDROOM THREE

14'0" max x 17'8" max (4.27 max x 5.39 max)

Radiator, wooden floor boards, double glazed window with shutter to front elevation.



SHOWER ROOM

9'1" x 7'6" (2.78 x 2.30)

Comprising vanity unit inset with sink and cupboards with work surface over, low level W/C, walk in shower cubicle with sliding door and electric 'Triton' shower, chrome heated towel rail with radiator, part tiled wall, double glazed window to rear elevation:



BEDROOM FOUR

13'5" x 10'5" max (4.09 x 3.20 max)

Radiator, wooden floor boards, double glazed window to rear elevation.



OUTSIDE

To the front of the property are mature borders with a brick walled boundary and black wrought iron railings. To the rear of the property is a walled courtyard garden, an outside WC with a low flush suite, wash hand basin and panelled walls. A wooden side pedestrian gate gives access to Shaftesbury Road:

OUTSIDE UTILITY ROOM

5'9" x 3'1" (1.76 x 0.96)

Accessed from garden and comprising power and plumbing for W/M, sink unit.

OUTSIDE W/C

Low level W/C, vanity wash hand basin, electric heater attached to the wall.



GARAGE
18'4" x 9'8" (5.59m x 2.95)

There is a detached brick built garage with a window to the side looking back towards the house, concertina wooden doors to the front elevation:



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.

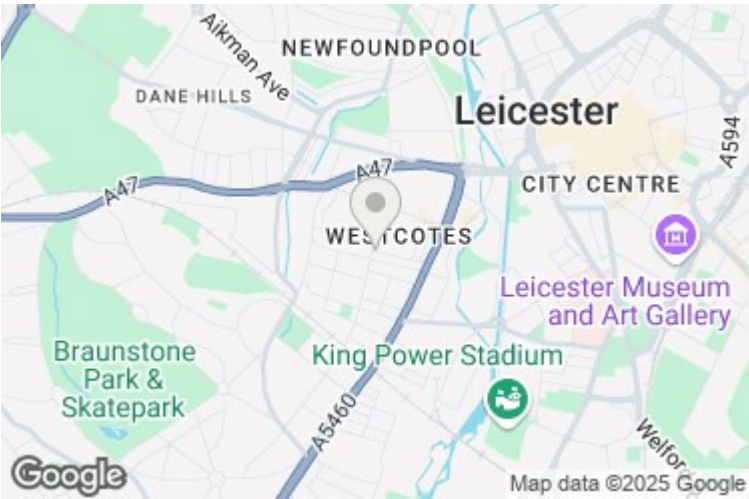
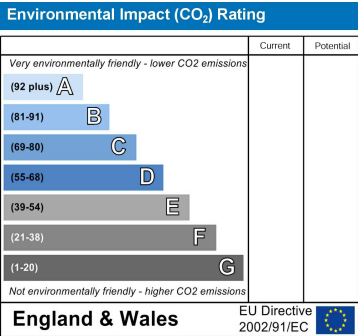
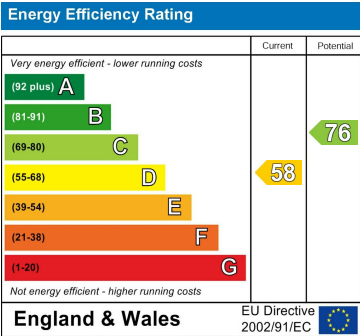
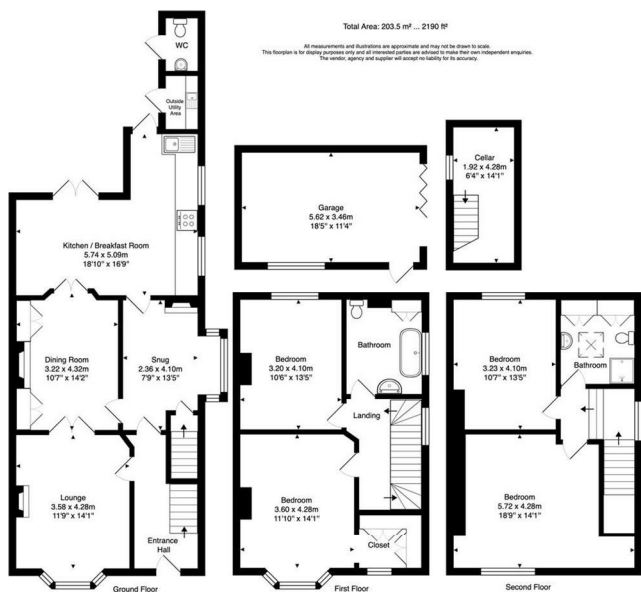
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5.30pm

Saturday 9am - 4pm



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

