



**£380,000**

## **Farmway, Leicester, LE3 2XB**

- Detached
- Through Lounge
- Kitchen
- Two Separate W/C'S
- EPC Rating D Council Tax Band D
- Five Bedrooms
- Dining Area
- Bathroom
- Garage and Car Port
- Freehold





A SPACIOUS FIVE BEDROOM DETACHED house with GARAGE off Narborough Road South

The accommodation briefly comprises hall, through lounge, extended kitchen with a dining area.

The first floor has five bedrooms, bathroom and two separate W/C's.

There is a good size rear garden with patio area.

Great family home which is conveniently situated for access to the M1/M69, Leicester City Centre and Fosse Park

#### **PORCH**

Double glazed front door, window to front and side aspects.



#### **THROUGH LOUNGE**

**23'10" x 10'10" reducing to 9'2" (7.28 x 3.32 reducing to 2.80)**

Coving, two radiators, double glazed window to front aspect.

#### **DINING AREA**

**8'5" x 6'5" (2.59 x 1.97)**

Radiator, double glazed sliding patio doors leading to rear garden, open plan into,

#### **KITCHEN**

**18'1" x 8'2" reducing to 6'0" (5.52 x 2.51 reducing to 1.85)**

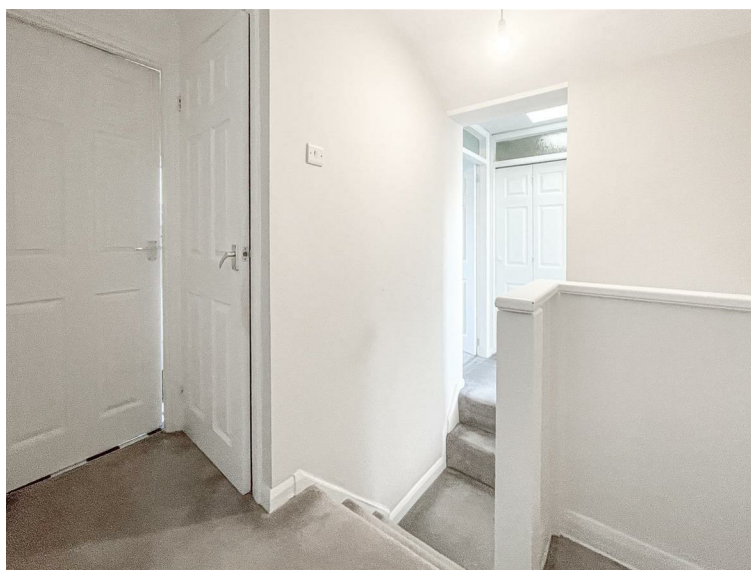
Fitted units with worktops and tiled splashbacks, sink with drainer, gas hob with oven and extractor, plumbing for W/M, space for F/F, double glazed window to rear aspect, door to side leading into lean to.



#### **ENTRANCE HALL**

**11'10" x 6'5" (3.61 x 1.97)**

Under stairs cupboard, radiator.



#### **LANDING**

Access to loft.



**BEDROOM ONE**

**13'1" x 9'10" (3.99 x 3.02)**

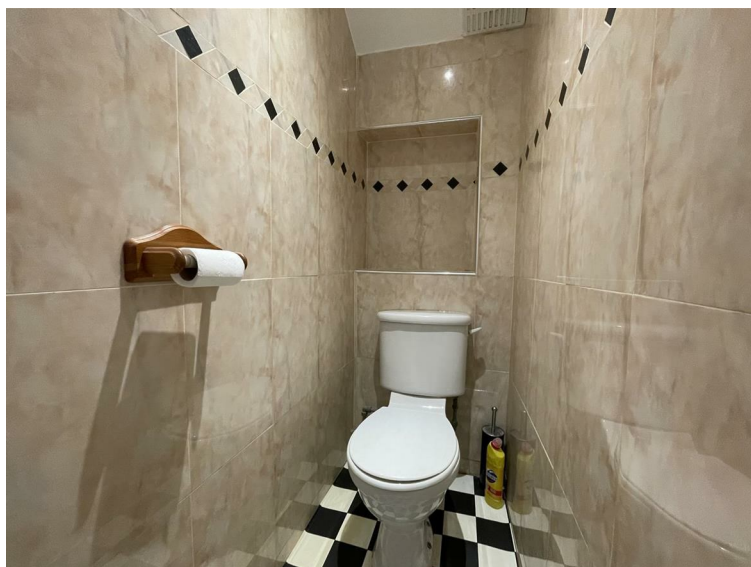
Fitted wardrobes, radiator, double glazed window to front aspect.



**BEDROOM TWO**

**10'0" x 10'8" (3.06 x 3.26)**

Fitted wardrobes, radiator, fitted cupboard housing boiler, double glazed window to rear aspect.



**SEPERATE W/C**

Low level W/C, tiled walls.



**BEDROOM THREE**

**14'2" x 7'5" (4.34 x 2.27)**

Fitted wardrobe, radiator, double glazed window to rear aspect.

**BEDROOM FOUR**

**9'8" x 7'4" (2.95 x 2.25)**

Fitted wardrobes, radiator, double glazed window to front aspect.

**BATHROOM**

**7'3" x 5'5" (2.22 x 1.66)**

Bath with electric shower, vanity unit, heated towel rail, tiled walls, frosted double glazed window to rear aspect.



### BEDROOM FIVE

**10'6" x 7'4" (3.22 x 2.26)**

Radiator, double glazed window to front aspect.



### SEPERATE W/C

Vanity unit, low level W/C, tiled walls, window to ceiling.



### CAR PORT/ LEAN TO

**30'0" x 8'0" (9.15 x 2.46)**

Power point.



### GARAGE

**25'9" x 9'4" (7.85 x 2.85)**

Door to side leading into garden, window to side and rear aspects.



### OUTSIDE

Patio area, water tap, good size tiered garden mainly laid to lawn with mature shrubs and trees.

To the front of the property you have a driveway providing off street parking.





### 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.

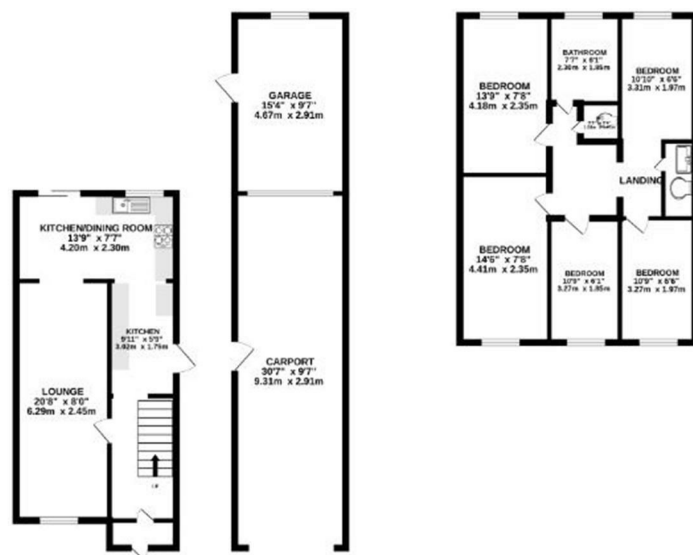
### VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



# Barkers

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**THINKING OF SELLING?**

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- 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

