



Asking Price £400,000

Oakside Close, Evington, Leicester, LE5 6SN

- Spacious Detached Bungalow
- Shower Room
- Lounge/Diner
- Kitchen
- Front and Rear Gardens
- Three Double Bedrooms
- En-Suite Bathroom to Bedroom One
- Conservatory and Utility Room
- Cul De Sac Location Double Garage and off road parking
- EPC Rating C Council Tax Band E Freehold



A beautifully appointed **THREE BEDROOM DETACHED BUNGALOW** located in a **CUL DE SAC** location in **EVINGTON**, close to **Leicester General Hospital** and local secondary schools.

Built in the late 1980's this property offers well proportioned rooms and great entertaining space.

Briefly comprising a entrance hallway with three double bedrooms, the main bedroom benefiting an en-suite, a separate shower room, spacious lounge-diner, with a separate conservatory, dining kitchen and utility room.

The rear garden is a good size and you also benefit off road parking and a double garage. The Property is being sold with **NO UPWARD CHAIN**.

Viewing is **HIGHLY RECOMMENDED** - CALL BARKERS NOW ON 0116 2709394

PORCH

Entrance via a double glazed door with matching patterned glass window to front aspect, tiled floor, door leading into



ENTRANCE HALLWAY

With double doors, two built in cupboards, access to loft, radiator.



LOUNGE/DINER

29'4" x 15'0" max (8.95 x 4.59 max)

Two radiators, gas fireplace with white wood surround, coving, double glazed window to front aspect, double glazed sliding doors to rear leading into



CONSERVATORY

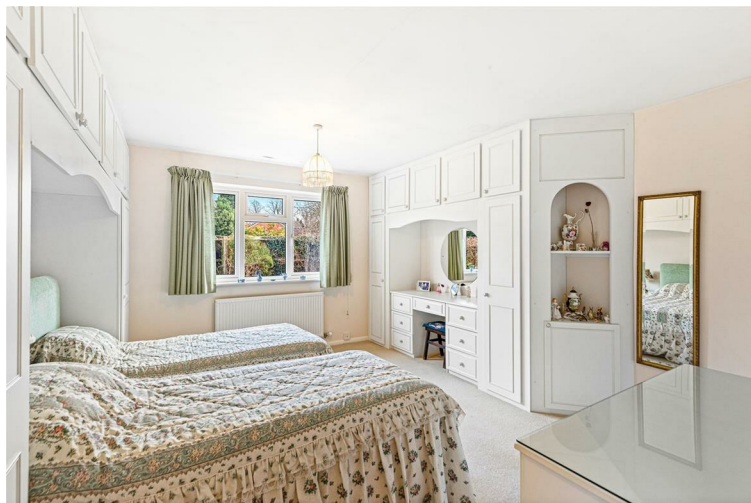
11'5" x 8'11" (3.48 x 2.74)

Ceiling fan, power point, tiled floor, double glazed windows to side and rear aspects, double glazed double doors to rear opening onto the garden.



KITCHEN
10'10" x 10'4" (3.31 x 3.17)

Fitted units with worktops and tiled splash backs, built in breakfast table, fitted electric hob with extractor above, space for fridge, sink with drainer, built in double oven, double glazed window to rear aspect, door leading into



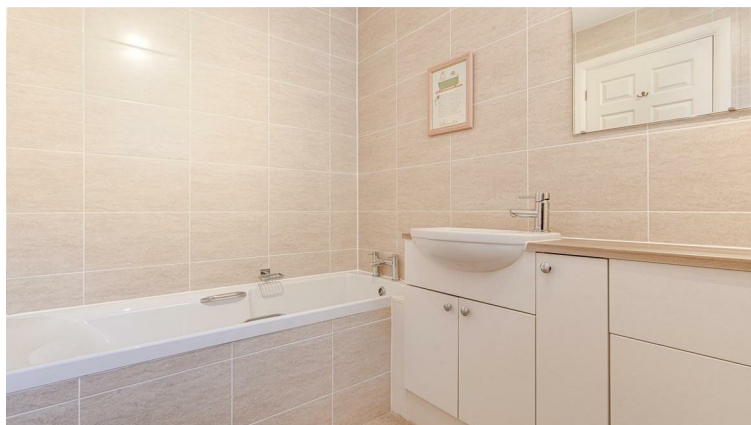
BEDROOM ONE
13'10" x 12'9" (4.24 x 3.91)

Built in wardrobes and dressing table, radiator, double glazed window to rear aspect.



UTILITY ROOM
10'10" x 4'11" (3.31 x 1.51)

Fitted units with worktop over and tiled splashback, built in sink, plumbing for washing machine, fitted gas central heating boiler, double glazed window to rear aspect, double glazed frosted door to side aspect.



EN-SUITE BATHROOM
7'6" x 5'4" (2.29 x 1.65)

Bath, fitted furniture with wash hand basin, low level W/C, heated towel rail, frosted double glazed window to side aspect and tiled walls.



BEDROOM TWO
9'10" x 9'10" (3.00 x 3.00)

Double glazed window to front aspect, radiator, built in wardrobe.



SHOWER ROOM
9'9" x 5'1" (2.99 x 1.56)

Walk in shower cubicle with sliding door and 'Mira' mains shower, fitted furniture with wash hand basin, low level W/C, heated towel rail, tiled walls and tiled floor, double glazed frosted window to side aspect.



BEDROOM THREE
10'11" x 8'4" (3.35 x 2.56)

Fitted wardrobe, radiator, double glazed window to rear aspect



OUTSIDE

Lovely mature garden to the rear mainly laid to lawn with established flower borders with various shrubs, double glazed door which takes you to the front block paved driveway which has off street parking for three cars, lawned areas, hedges and shrubs.

DOUBLE GARAGE
17'7" x 15'5" (5.37 x 4.70)

Electric up and over door, power point, frosted double glazed door to side aspect.



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.

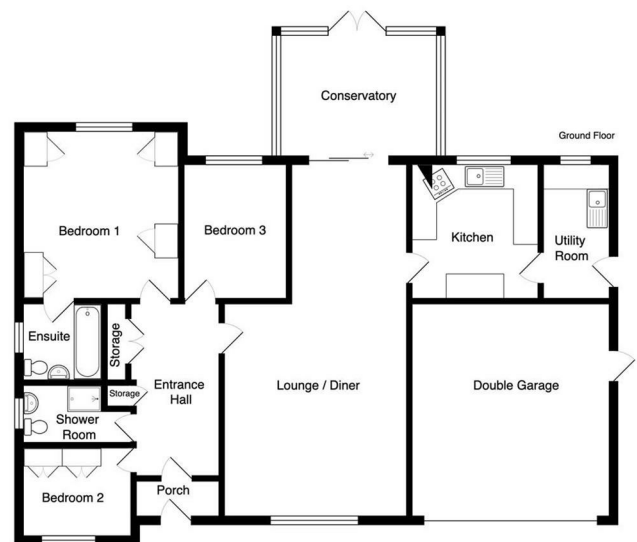
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm



Total Area: 148.3 m² ... 1597 ft²

All measurements and illustrations are approximate and may not be drawn to scale.
This floorplan is for display purposes only and all interested parties are advised to make their own independent enquiries.
The vendor, agency and supplier will accept no liability for its accuracy.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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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

