



Asking Price £440,000

Alcester Drive, Evington, Leicester, LE5 6LB

- Extended Semi-Detached
- Lounge and Dining Room
- Shower Room
- Office Building
- Freehold
- Three Bedrooms
- Open Plan Kitchen
- Separate W/C
- Integral Garage / Driveway
- EPC Rating C Council Tax Band C



An extended THREE bedroom SEMI DETACHED House with integral GARAGE located in EVINGTON with a detached OFFICE building in the rear garden.

We are pleased to offer For Sale this lovely home comprising, entrance hallway, dining room (bedroom four), extended lounge and open plan kitchen. To the first floor are three bedrooms, a shower room and separate WC., Benefitting from off road parking to the front and a lawned rear garden where there is a home office building.

The area is well-served by local amenities, including shops, schools, and parks, making it a desirable location for families and professionals alike. Great transport links are also nearby and the property provides easy access to the city centre and the A47.

VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394

PORCH

Pair of double glazed frosted front doors with double glazed frosted windows to front aspect providing access into the



DINING ROOM / BEDROOM 4

14'1" to bay x 13'4" (4.30 to bay x 4.08)

Coving, built in shelf unit, radiator, pair of wooden doors with glass panels leading into lounge, double glazed bay window to front aspect.



ENTRANCE HALLWAY

Door leading, circular window to side aspect into garage, built in under stairs cupboards, stairs to first floor, wooden doors leading into lounge and dining room/bedroom 4.



LOUNGE

20'6" x 19'2" (6.27 x 5.85)

Log burner, built in unit with cupboard's and shelves, two radiators, two Velux windows to ceiling, double glazed window to rear, wooden door to the garage and pair of double glazed doors to rear aspect opening out onto the garden.



OPEN PLAN KITCHEN
13'0" x 12'5" (3.97 x 3.79)

Fitted units with worktops and matching splashbacks, five ring gas hob with extractor, integrated dishwasher and double electric oven, space for American Fridge Freezer, sink with drainer, spot lights, tiled floor, Velux window to ceiling, fitted spotlights to plinth and heater.



BEDROOM ONE
14'4" x 11'9" into wardrobes. (4.39 x 3.60 into wardrobes.)
Coving, fitted wardrobes with sliding panel doors (two having mirrors), radiator, double glazed bay window to front elevation.



LANDING
Built in cupboard, access to loft, double glazed frosted window to side elevation



BEDROOM TWO
10'11" x 10'9" into wardrobes (3.33 x 3.29 into wardrobes)
Fitted wardrobes with sliding panel doors, (one mirrored), radiator, double glazed window to rear elevation.



BEDROOM THREE
8'2" x 6'11" (2.49 x 2.13)

Fitted wardrobe and cupboard with single bed base having drawers below and spot lights above, radiator, double glazed window to front elevation



OUTSIDE

To the front there is off road parking with access to the garage. The rear is mainly laid to lawn with slabbed patio area, water tap, power point and also provides access to the:

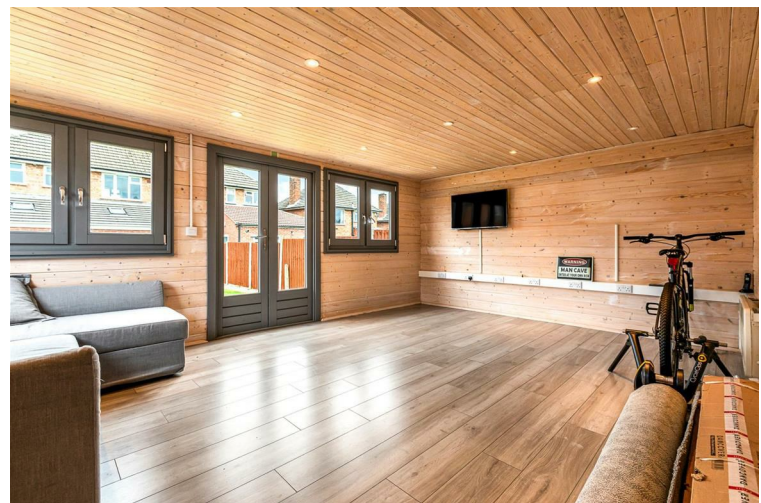


SHOWER ROOM
7'3" x 5'8" (2.23 x 1.75)

Double shower cubicle with mains shower, vanity unit, low level W/C, heated towel rail, tiled walls and floor, frosted double glazed window to rear elevation

SEPARATE W/C
4'7" x 2'9" (1.40 x 0.86)

Low level W/C with wash hand basin on top, heated towel rail, tiled walls and floor, frosted double glazed window to rear elevation.



OFFICE

Electric heater attached to wall, power points, spot lights, double glazed windows to side and front aspects, pair of double glazed front doors.

INTEGRAL GARAGE
19'7" x 11'4" (5.97 x 3.47)

Wall mounted boiler, Mega flow Tank, plumbing for W/M, up and over "Caravan" door to front 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

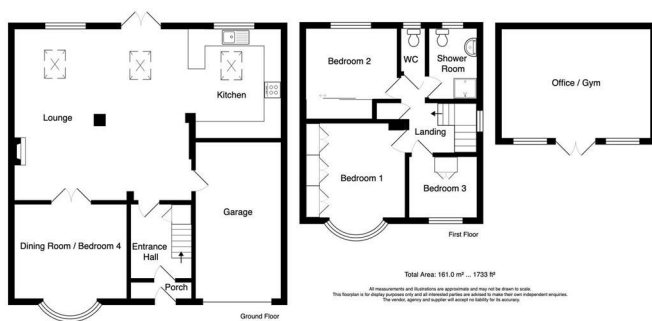
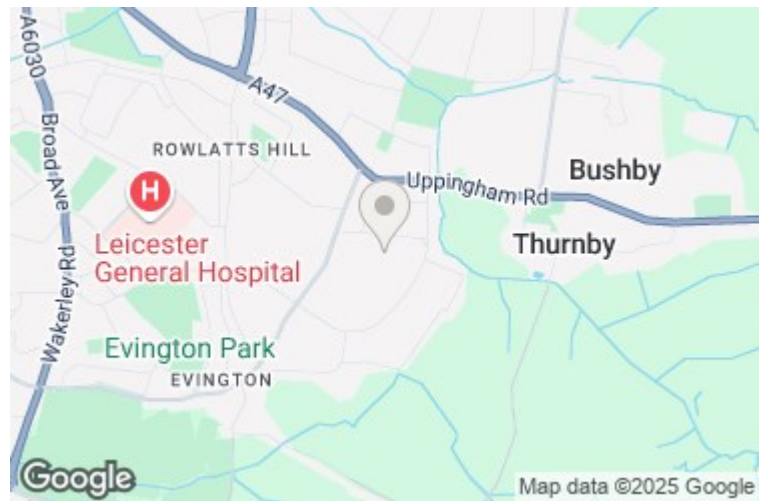
Saturday 9am - 4pm





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	
		73	85

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	



Barkers

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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

