



**£350,000**

## **The Dell, Evington, Leicester, LE5 6DW**

- Three Storey Semi Detached Property
- Entrance Hall
- Three Double Bedrooms
- Rear Garden & Parking
- Early Viewing Advised
- Evington Village Location
- Newly Fitted Kitchen
- Bathroom & En-suite
- Freehold / EPC C / Council Tax D
- No Upward Chain





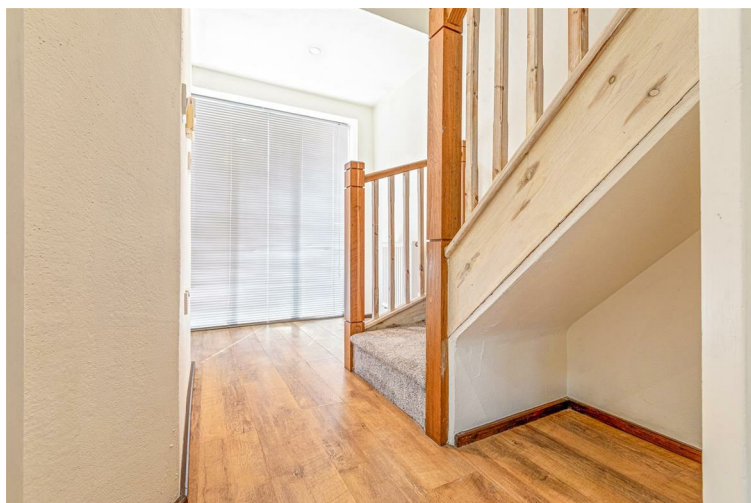
We are pleased to offer a MODERN THREE STOREY SEMI-DETACHED PROPERTY, situated within a private development, located in the popular suburb of Evington being well served to local amenities, Leicester General Hospital and local schooling.

Internally comprising entrance hall, newly fitted kitchen / diner with integrated appliance, w/c and living room with bi-fold doors leading to a lawned rear garden. To the first floor there is the principle bedroom with juliet balcony and en-suite shower room. Family bathroom and bedroom three with juliet balcony. Further stairs to bedroom three with useful fitted storage. Off Road Parking is available with one allocated space and the property has a garage.

OFFERED WITH NO UPWARD CHAIN. CALL BARKERS ON 0116 2709394 TO ARRANGE A VIEWING.

#### APPROACH

The property is located off St Denys Road with a shared gravelled driveway leading to 'The Dell'



#### ENTRANCE HALL

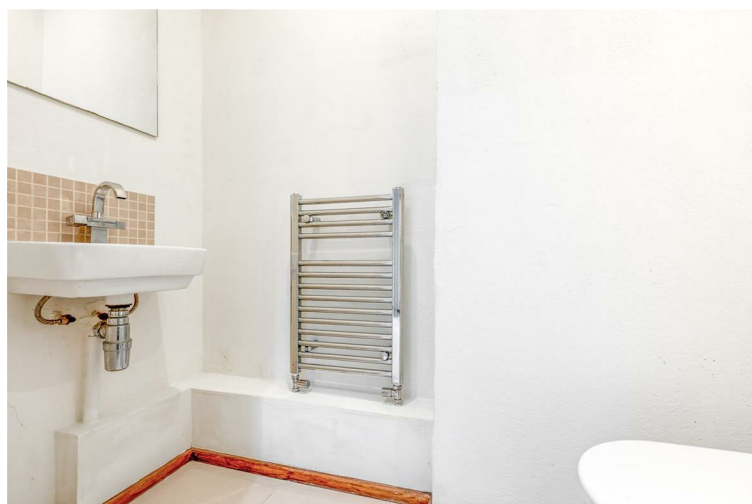
Access via front door, radiator and spotlights. Double glazed window to front aspect, stairs leading to first floor:



#### KITCHEN

**17'5" x 11'5" (5.32 x 3.50)**

Newly fitted kitchen with integrated, fridge/freezer, washing machine and electric oven, gas hob with extractor fan above. Marble effect worktops with inset sink drainer. Storage cupboard with plumbing for washing machine, LTV flooring, spotlights, radiator and double glazed windows to side and front aspect:



#### W/C

**6'8" x 3'1" (2.04 x 0.94)**

Wash hand basin, w/c and heated rail:



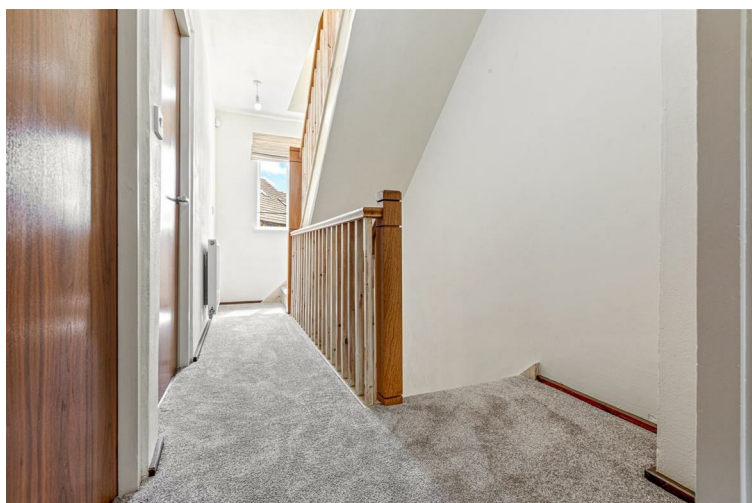
**LOUNGE**  
**14'7" x 14'11" (4.47 x 4.57 )**

Laminate flooring, radiator and bi-fold doors leading to the rear garden:



**PRIMARY BEDROOM**  
**16'6" x 11'2" (5.03 x 3.42 )**

Radiator, fitted double wardrobe, spotlights, Juliet balcony overlooking rear garden.



**FIRST FLOOR LANDING**

Radiator and double glazed window to front elevation:



**ENSUITE SHOWER ROOM**

**7'11" x 3'2" (2.42 x 0.98)**

Shower cubicle with tiled splash backs with mixer shower. Wash hand basin, w/c and towel rail. Tiled flooring and double glazed window to side elevation:





### **FAMILY BATHROOM**

**6'2" x 7'9" (1.90 x 2.37 )**

Tiled splash backs and flooring, heated towel rail, pedestal sink, w/c, bath with shower attachment:

### **SECOND FLOOR LANDING**



### **BEDROOM THREE**

**20'8" (restricted headroom) x 14'11" narrowing to (6.31 (restricted headroom) x 4.55 narrowing to 3.4)**

Radiator and velux window. Handy fitted storage cupboard:



### **OUTSIDE**

The property benefits from a lawned garden with patio to the rear. To the front there is an allocated off road parking for one car a garage

### **MANAGEMENT COMPANY**

Service Charge - £120 per annum meeting any expenses necessary for the maintenance of the driveway or shared services.

Management Company - TL84 (The Dell) - The buyer will receive one share on completion of the sale. Each property has one share so there are eight in total.

### **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.

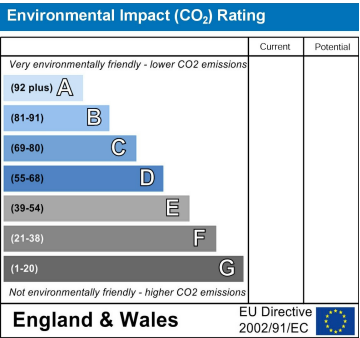
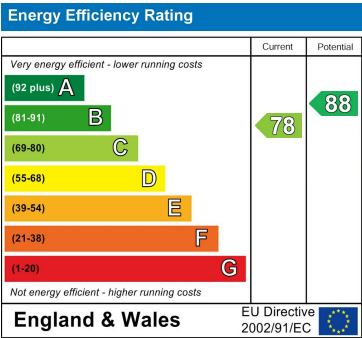
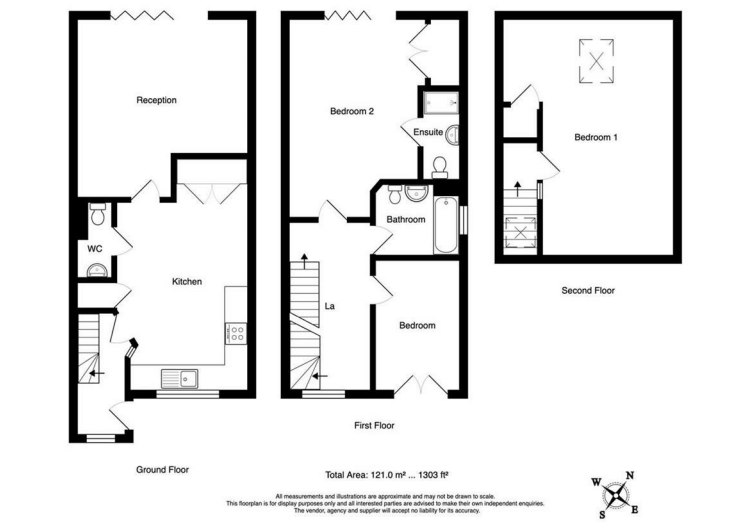
### **VIEWING TIMES**

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:  
Monday to Friday 9am -5pm  
Saturday 9am - 4pm

**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



# 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

