



# Asking Price £775,000

## Birkdale Avenue, Leicester, LE2 3HA

- Detached Property No Chain
- Stoneygate Conservation
- Two Reception Rooms
- Dining Kitchen
- Cul De Sac Location
- Four Double Bedrooms
- En-Suite Shower Room
- Freehold
- Large Garden and Garage
- EPC Rating D Council Tax Band G



A particularly attractive, well presented, **FOUR DOUBLE BEDROOM**, detached house offering spacious accommodation located at the bottom of a **CUL DEC SAC**, on a **GENEROUS PLOT** offered for sale with **NO UPPER CHAIN**.

The downstairs briefly comprises a welcoming hall, lounge, dining room, kitchen-diner, utility rooms, Cloakroom, upstairs there are four double bedrooms, the principle bedroom benefiting from an en-suite shower room, bathroom and further separate W/C.

To the rear is a delightful, beautifully stocked & landscaped, rear garden.

To the front of the property is a lawned area with mature flower borders and shrubs and driveway and access to the double garage.

The combined suburbs of Stoneygate, Knighton and Clarendon Park offer a fine range of local amenities including shopping for day-to-day needs along Queens Road, Allandale Road and Francis Street, schooling for all ages, a wide variety of recreational amenities and regular bus services to the centres of Leicester and Oadby.

#### **PORCH**

Front door, tiled floor, window to front aspect, door leading into



#### **ENTRANCE HALLWAY**

**17'6" x 8'11" max (5.34 x 2.73 max)**

Coving, radiator, stripped wooden flooring, staircase, folding doors leading into



#### **DINING ROOM**

**17'1" into bay x 14'5" (5.21 into bay x 4.41)**

Coving, radiator, stripped wooden flooring, double glazed bay window to front aspect, double glazed window to side elevation, folding door into,



#### **LOUNGE**

**20'6" x 14'5" (6.26 x 4.41)**

Wooden flooring, two radiators, windows to rear aspect, double glazed window to side and double glazed doors with glass panels to rear leading onto the garden.

#### **CLOAKROOM**

**7'4" x 6'9" max (2.26 x 2.08 max)**

Low level W/C, wash hand basin, radiator, window to side aspect.



### KITCHEN DINER

**16'7" x 15'3" (5.08 x 4.65)**

Fitted units with worktops and tiled splash backs, sink with drainer, electric hob with extractor, double oven, pantry with window to side aspect, radiator, two windows to rear aspect, door into ,



### KITCHEN AREA

### UTILITY ROOM

**14'3" max x 8'11" (4.35 max x 2.73)**

Butler sink, boiler, plumbing for W/M,, built in storage cupboard.

### W/C

low level W/C, window to front aspect.

### GARDEN ROOM

**7'6" max x 7'5" (2.31 max x 2.27)**

Window to rear aspect.



### LANDING

Coving, storage cupboard, radiator, double glazed window to front aspect.



### BEDROOM ONE

**16'4" x 14'5" (4.99 x 4.41)**

Fitted wardrobes, pedestal wash hand basin, radiator, double glazed window to rear aspect and double glazed frosted window to side aspect, door into.



**EN SUITE SHOWER ROOM**

**9'10" x 4'6" (3.00 x 1.38)**

Shower cubicle with electric shower, pedestal wash hand basin, low level W/C, tiled walls, frosted double glazed window to side aspect.



**BEDROOM THREE**

**14'6" x 10'1" (4.42 x 3.08)**

Pedestal wash hand basin, radiator, double glazed window to front aspect.



**BEDROOM TWO**

**16'4" x 10'6" (5.00 x 3.21)**

Fitted wardrobe, pedestal wash hand basin, radiator, double glazed window to front and side aspects.



**BEDROOM FOUR**

**12'0" x 9'0" (3.66 x 2.76)**

Fitted wardrobe, wash hand basin, access to loft, radiator, double glazed window to rear aspect.



#### **BATHROOM**

**11'11" x 7'4" (3.65 x 2.25)**

Bath with mains shower, pedestal wash hand basin, tiled walls, radiator, airing cupboard housing water tank.

#### **SEPARATE W/C**

**6'5" x 3'5" (1.97 x 1.06)**

Low level W/C, radiator, double glazed frosted window to side aspect.



#### **OUTSIDE**

Established mature garden on a generous plot mainly laid to lawn with mature flower borders shrubs and hedges, patio area, and pebbled pathway leading to green house, water tap and side gate access.

To the front of the property is a lawned area with various flowers and shrubs and driveway.



#### **GARAGE**

**18'2" max x 17'5" max (5.55 max x 5.32 max )**

Part integral garage, wooden sliding doors with glass panels to front aspect, power, meters, frosted window to rear 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



Total Area 265.2 m<sup>2</sup> - 2855 ft<sup>2</sup>  
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.

## 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.

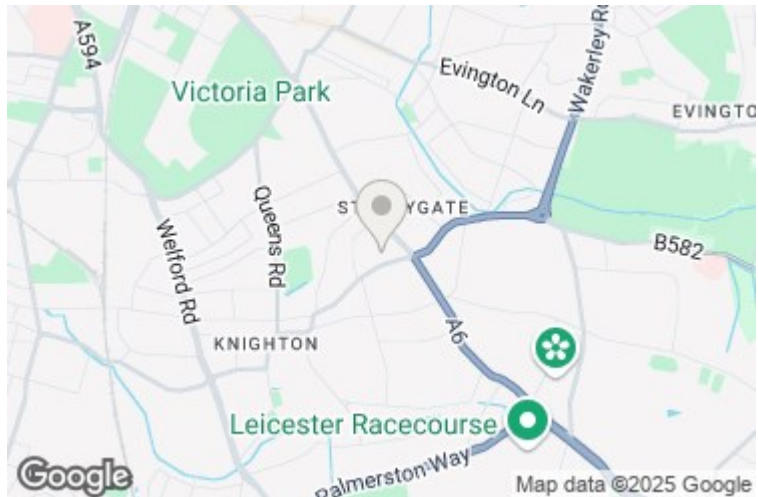
Hours of Business:

Monday to Friday 9am -5pm

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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |



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