



Asking Price £320,000

Barradale Court, Stoneygate, Leicester, LE2 1AL

- Three Double Bedroom Semi detached
- Dining / Kitchen
- Principal Bedroom with En-Suite and Balcony.
- Downstairs WC and Integral Garage
- EPC Rating C / Council Tax Band E
- Arranged Over Three Floors
- Lounge
- Bathroom and Separate Shower Room
- Cul De Sac Location in Stoneygate
- Freehold

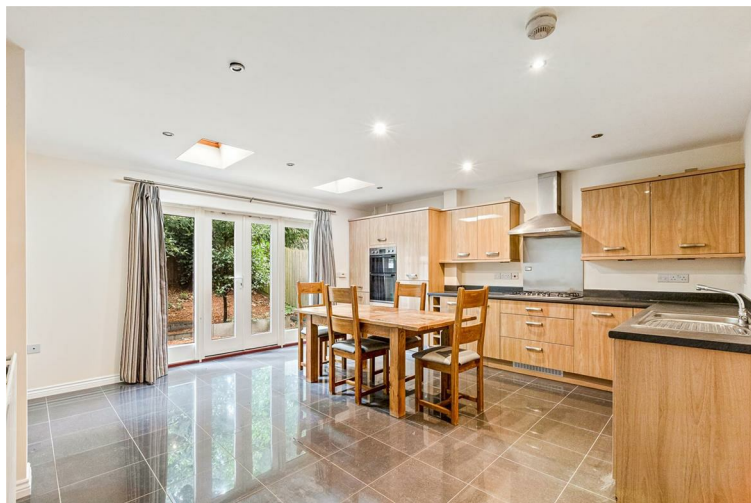


A great opportunity to purchase this spacious **THREE DOUBLE BEDROOM** semi detached modern home arranged over **THREE FLOORS** located in this **CUL DE SAC** location.

The property briefly comprises an entrance hall, W/C, integral garage, and spacious **DINING/KITCHEN** on the ground floor, the first floor there is a lounge, bedrooms and shower room, and on the third floor you have a **Principal Bedroom** with en-suite and **BALCONY**, a further double bedroom and a bathroom. Also an integral garage

To the rear is a courtyard garden and the front of the property has off street parking.

Situated in **STONEYGATE** and walking distance to **Leicester City Centre** with its **Train Station**, close to schools, university and hospitals and **Queens Road** and its selection of bars, shops and restaurant's.



DINING KITCHEN

16'4" x 15'6" (5.00 x 4.73)

Fitted units with worktops and splash back, sink with drainer, five ring gas hob and extractor, integrated oven and fridge freezer, plumbing for washing machine, cupboard housing boiler, spot lights, two Velux windows to ceiling, tiled floor, radiator, double glazed windows and double doors to rear aspect.



HALL

Double glazed front door, staircase rising to first floor, under stairs cupboard, radiator, tiled floor.



DOWNSTAIRS W/C

8'1" x 3'3" (2.48 x 1.01)

Low level W/C, pedestal wash hand basin, radiator, tiled floor.



FIRST FLOOR LANDING

Built in cupboard.



BEDROOM TWO

15'6" x 9'3" (4.74 x 2.84)

Radiator, double glazed window to rear aspect.



LOUNGE

15'6" x 15'5" (4.74 x 4.70)

Two radiators, two double glazed windows to front aspect.



SHOWER ROOM

7'8" x 4'11" (2.36 x 1.50)

Shower cubicle with mains shower, wash hand basin, low level W/C, part tiled walls, spot light, radiator.

SECOND FLOOR LANDING

Access to loft.



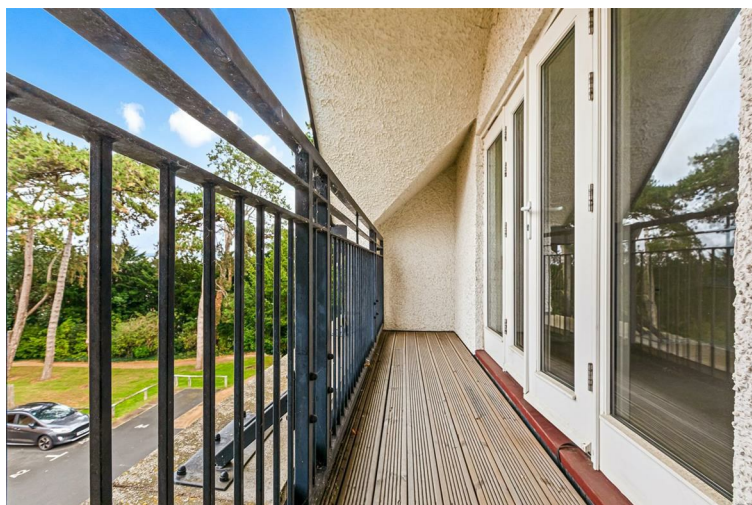
PRINCIPAL BEDROOM
15'6" x 12'0" max (4.74 x 3.68 max)

Fitted cupboards, wardrobe, two radiators, pair of double glazed doors opening out onto a balcony facing the front aspect, windows to front elevation.



ENSUITE SHOWER ROOM
7'6" max x 4'1" (2.29 max x 1.25)

Shower cubicle with mains shower, low level W/C, wash hand basin, radiator, part tiled walls, spotlights.



BALCONY
15'8" x 3'3" (4.79 x 1.00)
decked flooring, metal railing around.



BEDROOM THREE
15'5" x 9'10" (4.72 x 3.00)
Radiator, double glazed window to rear aspect.



BATHROOM

7'4" x 5'8" (2.25 x 1.74)

Bath with mains shower, sink, low level W/C, heated towel rail, part tiled walls, spotlights.

INTEGRAL GARAGE

19'8" x 8'11" (6.01 x 2.72)

Up and over door, power.



OUTSIDE

Paved area, water tap, gate to side aspect, pretty secluded garden with mature trees.

To the front of the property is a driveway.

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

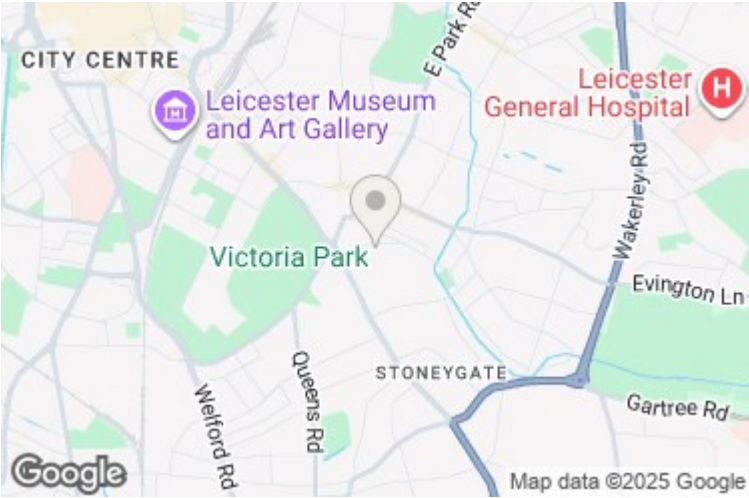
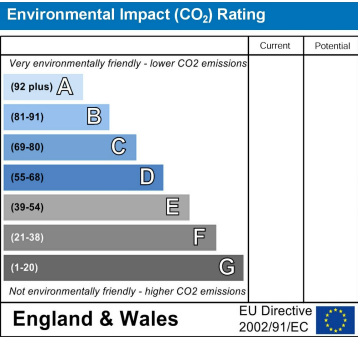
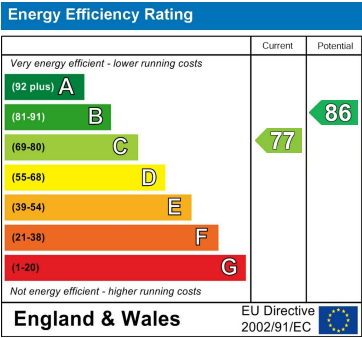
Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm





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

