SALES
LETTINGS
MORTGAGES
MANAGEMENT

Barkers Est.1985









Guide Price £225,000

St. Dunstan Road, Leicester, LE3 9DD

- Three Double Bedrooms
- Open Plan Dining Kitchen
- No Chain
- Garden
- EPC Rating D
- Reception Room
- Shower Room
- Cul De Sac Location
- Freehold
- Council Tax Band B



GUIDE PRICE £225,000 - £250,000.

An EXTENDED, THREE BEDROOM BAY FRONTED terraced house located in a CUL DEC SAC location close to the CITY CENTRE.

This SPACIOUS property briefly comprises an entrance hall, two reception rooms, open plan dining kitchen and utility area to the ground floor.

The first floor has three double bedrooms and a shower room.

There is a patio garden with the two original outbuildings.

Conveniently located within easy access of local amenities and the Royal Infirmary and Glenfield hospital.

ENTRANCE HALLWAY
Front door, window to front aspect, radiator, staircase rising to, tiled floor.



RECEPTION ONE
13'4" to bay x 10'3" (4.07 to bay x 3.14)
Fireplace, meter cupboard, coving, radiator, double glazed bay window to front aspect.



DINING AREA
13'8" x 12'5" (4.17 x 3.81)
Fireplace, coving, radiator, under stairs cupboard, double glazed window to rear aspect.



OPEN PLAN KITCHEN
21'6" x 7'6" (6.57 x 2.31)
Fitted units with worktops and tiled splash backs, sink with drainer, integrated dishwasher and fridge freezer, built in oven, electric hob with extractor, radiator, tiled floor, door to side and double glazed windows to side aspect.

79 Queens Road, Clarendon Park, Leicester, LE2 1TT
T: 0116 2709394 queensroad@barkers1985.com



UTILITY AREA
3'7" x 3'7" (1.11 x 1.10)
Boiler, plumbing for W/M.



BEDROOM ONE
13'10" into bay x 14'11" (4.23 into bay x 4.57)
Fitted cupboard, radiator, double glazed bay window to front aspect.



LANDING
L shaped, built in cupboard, access to loft, radiator.



BEDROOM TWO
10'9" x 7'6" (3.30 x 2.30)
Built in cupboards, radiator, double glazed window to rear aspect.

BEDROOM THREE
11'7" x 7'8" (3.55 x 2.36)
Radiator, double glazed window to rear aspect.



SHOWER ROOM
9'1" x 4'5" (2.79 x 1.37)
Shower cubicle with mains shower, low level W/C, vanity unit, heated towel rail, part tiled walls, tiled floor, two frosted double glazed windows to side aspect.



OUTSIDE
Two outbuildings one housing a outside W/C, patio area, water tap, side gate.

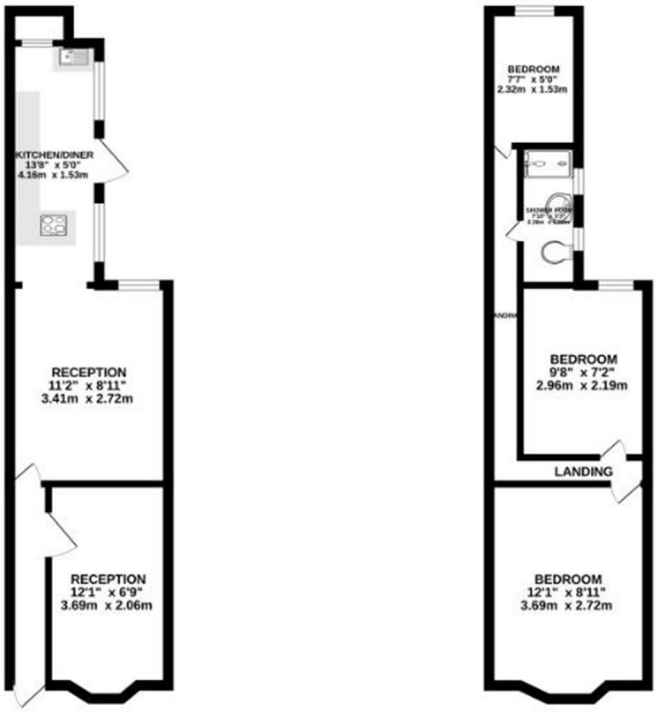
To the front of the property is a metal gate and a low level wall.

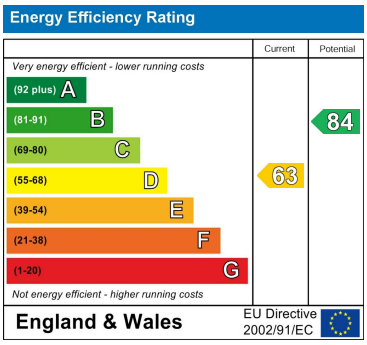
The seller's have made us aware, Surface water drains need to be kept clear to avoid water penetrating at the back of the kitchen and utility room.

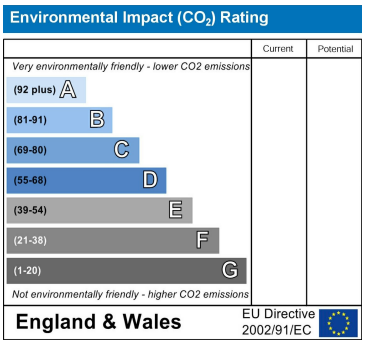
FREE VALUATION
Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

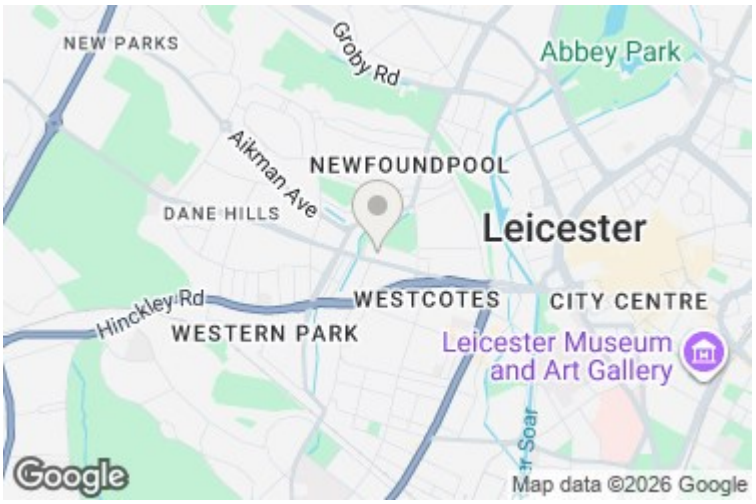
GENERAL COMMENTS
We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers 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.
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

AML DISCLAIMER
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.
These checks are carried out on our behalf of Moverly, our approved AML provider.
A £50 fee (incl. vat) covers required data and any manual checks.
This must be paid before we can issue a memorandum of sale.
The fee is non-refundable and paid directly to Moverly. We receive a portion of this fee for facilitating the checks


KITCHEN/DINER
13'8" x 5'0"
4.16m x 1.53m
RECEPTION
11'2" x 8'11"
3.41m x 2.72m
RECEPTION
12'1" x 6'9"
3.69m x 2.06m
BEDROOM
7'7" x 5'0"
2.32m x 1.53m
BEDROOM
9'8" x 7'2"
2.96m x 2.19m
LANDING
BEDROOM
12'1" x 8'11"
3.69m x 2.72m


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
63
84
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC


NEW PARKS
Groby Rd
Abbey Park
Aikman Ave
NEWFOUNDPOOL
DANE HILLS
Leicester
Hinckley Rd
WESTCOTES
CITY CENTRE
WESTERN PARK
Leicester Museum and Art Gallery
R Soar
Google
Map data ©2026 Google

Barkers Est.1985

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

