



# Asking Price £595,000

## Rectory Road, Wanlip, Leicester, LE7 4PL

- Detached Three Bedroom Bungalow
- Dining Room
- Bathroom and an En-suite Shower Room
- Large South Facing Rear Garden
- EPC Rating B Council Tax Band F
- Lounge
- Breakfast Kitchen
- Conservatory and Utility Room
- Double Garage
- Freehold





A truly outstanding spacious DETACHED THREE DOUBLE BEDROOM bungalow with a LARGE REAR GARDEN in the heart of WANLIP.

The property briefly comprises a porch, L shaped entrance hall, cloakroom, lounge, dining room, breakfast kitchen, utility room, principal bedroom with en-suite shower room, two further bedrooms, bathroom and a conservatory.

There is a impressive block paved driveway leading into the bungalow benefiting from a DOUBLE GARAGE.

Well located and close to either Loughborough or Leicester City Centre, with local schooling, shopping facilities.

#### **PORCH**

Double glazed front door, coving, tiled floor, double glazed window to front aspect and double glazed door leading into.



#### **ENTRANCE HALLWAY**

L shaped, fitted cupboards with full height sliding doors, one housing the water tank, coving, access to loft, radiator.



#### **LOUNGE**

**17'11" x 17'11" (5.47 x 5.47)**

Coving, radiator, spot lights, large double glazed window to rear aspect.



#### **OTHER ASPECT**



#### KITCHEN

**14'4" x 13'8" reducing to 9'10" (4.39 x 4.17 reducing to 3.02)**

Fitted units with worktops and tiled splash backs, island with seating, sink with drainer, four ring electric hob and extractor, integrated electric double oven and dishwasher, space for fridge freezer, radiator, tiled floor, double glazed window to front aspect.



#### DINING ROOM

**13'8" x 11'11" (4.18 x 3.65)**

Coving, spot lights, radiator, double glazed window to side and rear aspects.



#### OTHER ASPECT



#### UTILITY ROOM

**7'0" x 4'7" (2.15 x 1.42)**

Storage area, fitted units with worktop, butler sink, plumbing for washing machine, radiator, double glazed window and door to side aspect.





#### **CLOAKROOM**

Pedestal wash hand basin, built in cupboard, low level W/C, coving, radiator, double glazed frosted window to front aspect.



#### **EN-SUITE SHOWER ROOM**

**7'8" x 3'11" (2.34 x 1.20)**

Sliding door, walk in shower with mains shower, pedestal wash hand basin, low level W/C, heated towel rail,



#### **BEDROOM ONE**

**14'11" reducing to 10'7" x 11'8" (4.55 reducing to 3.23 x 3.57)**

Coving, radiator, double glazed window to rear aspect.



#### **BEDROOM TWO**

**11'4" x 11'0" (3.46 x 3.36)**

Built in cupboard, coving, radiator, double glazed window to side aspect.





### **BEDROOM THREE**

**11'3" x 10'10" (3.43 x 3.32)**

Built in wardrobe, coving, radiator, double glazed window to front aspect.



### **CONSERVATORY**

**14'0" x 5'9" (4.27 x 1.77)**

Glass bricks to side aspect, double glazed sliding patio doors to rear aspect leading out into the garden, two double glazed windows to rear elevation.



### **BATHROOM**

**8'3" x 7'10" (2.54 x 2.41)**

Bath, pedestal wash hand basin, walk in shower with mains shower, low level W/C, radiator, tiled walls, double glazed window to side aspect.



### **DOUBLE GARAGE**

**19'0" x 18'11" max (5.81 x 5.78 max )**

Electric up and over door, meters, fuse box, 'Worcester' boiler, solar panel batteries, glass bricks to side aspect and door to side elevation.





### OUTSIDE

Large south facing rear garden mainly laid to lawn with established bushes, shrubs and trees, shed, paved seating area for entertaining, electric awning, gate to front aspect.

To the front of the property is an impressive block paved driveway providing ample off street parking, with a hedge and low level wall, water tap.



### 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.

### 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.

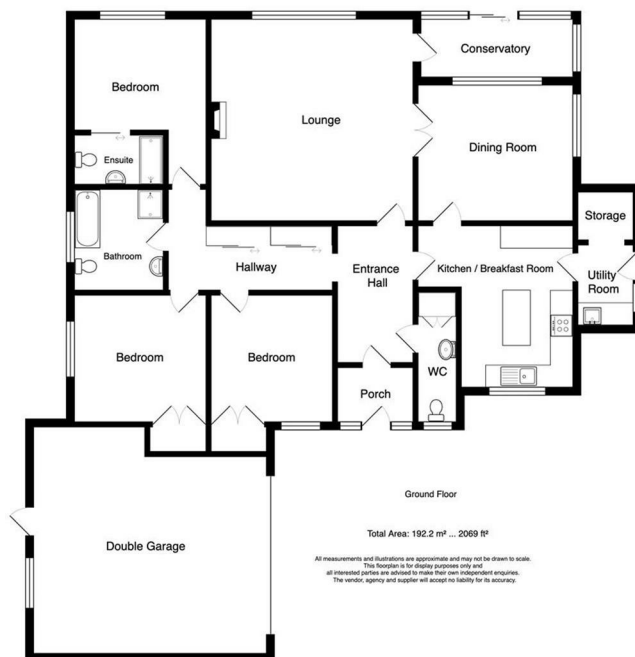
The fee is non-refundable and paid directly to Moverly. We receive a portion of this fee for facilitating the checks



### SOLAR PANELS

Located on the roof to the rear of the property.

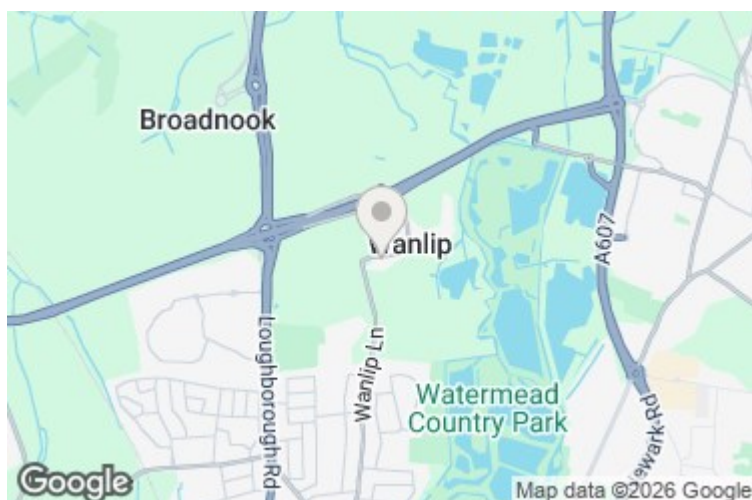
Paperwork can be viewed with the office.



| 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 |           |







# Barkers

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**THINKING OF SELLING?**

**WE OFFER THE FOLLOWING:**



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- Accompanied viewing service
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- 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

