



## Asking Price £575,000

**Guilford Road, Stoneygate, Leicester, LE2 2RD**

- Spacious Semi Detached Property
- Lounge
- Utility Room Downstairs W/C
- Bathroom
- Freehold
- Dining Room
- Kitchen-Diner
- Four Bedrooms
- Garage
- EPC Rating D Council Tax Band E



A beautifully presented FOUR BEDROOM SEMI DETACHED home offering spacious living accommodation and located in this sought after tree lined road in STONEYGATE.

The accommodation briefly comprises an entrance hall, dining room, lounge, dining kitchen with a utility room and downstairs W/C, stairs to the first floor where there are four bedrooms and a bathroom. The house retains some beautiful period features and early viewing is recommended.

There is a good sized rear garden with your own driveway and garage.

Guilford Road is a popular road and close to highly regarded schools both public and private, easy access for Victoria Park, Leicester train Station and City Centre, not to mention Allandale Road and Queens Road with all its popular restaurants, boutique shops and coffee bars

VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394



#### DINING ROOM

**14'8" to bay x 12'10" (4.49 to bay x 3.92)**

Plate rails, coving, stripped floorboards, fireplace, bay window to front aspect.



#### ENTRANCE HALL

Front door, American white oak flooring, staircase rising to first floor, under stairs cupboard, radiator, circular stained glass window to front aspect.



#### LIVING ROOM

**18'0" to bay x 13'6" (5.50 to bay x 4.12)**

Fireplace, coving, picture rail, stripped floorboards, radiator, box bay window to rear aspect with double doors opening out onto the patio and garden.



**OTHER ASPECT**



**OTHER ASPECT**



**KITCHEN-DINER**

**17'10" x 9'3" (5.46 x 2.84)**

Fitted units with worktops and splashbacks, Belfast sink, gas point, plumbing for dish washer, space for fridge freezer, radiator, two double glazed windows to side aspect, door leading into,



**UTILITY ROOM**

**7'5" x 5'7" (2.28 x 1.72)**

Fitted unit, plumbing for washing machine, space for tumble dryer, 'Worcester' boiler, tiled floor and double glazed window to rear aspect and door to side aspect leading to driveway, Door to walk in pantry with shelving, space for freezer, tiled floor, and frosted double glazed window to side aspect.

**DOWNSTAIRS W/C**

Wash hand basin, low level W/C, tiled floor, frosted double glazed window to rear aspect.



### LANDING

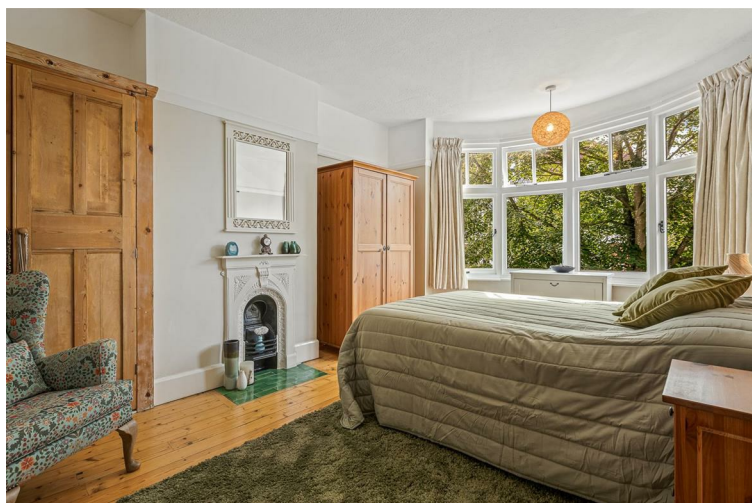
Floor boards, frosted double glazed window to side aspect.



### BEDROOM TWO

13'6" x 12'5" (4.12 x 3.80)

Fireplace, radiator, double glazed window to rear.



### BEDROOM ONE

15'3" to bay x 10'11" (4.65 to bay x 3.33)

Fireplace, built in wardrobe, floorboards, picture rail, radiator, bay window to front aspect.



### BEDROOM THREE

15'1" x 9'4" (4.60 x 2.86)

Fitted wardrobes, floorboards, picture rail, radiator, bay window to rear aspect.

### BEDROOM FOUR

8'4" x 6'5" (2.56 x 1.96)

Picture rail, radiator, window to front aspect.



### BATHROOM

**8'9" x 6'3" (2.69 x 1.92)**

Bath with electric shower over, pedestal wash hand basin, low level w/c, radiator and towel rail, part tiled walls and tiled flooring, two double glazed frosted windows to side aspect. Access to loft, partly boarded with double glazed window to side aspect.



### GARAGE

**17'9" x 9'1" (5.43 x 2.77)**

Up and over door, power, double glazed window to rear aspect.



### OUTSIDE

Patio area with step leading down to the garden which is mainly laid to lawn with flower borders and mature plants, shrubs and trees, water tap, side gate leading onto driveway.

To the front of the property is a low level brick wall with metal gate, driveway with electric vehicle charging point, and a pair of wooden gates leading to garage.



### 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: 148.2 m<sup>2</sup> ... 1595 R<sup>2</sup>  
 All measurements and illustrations are approximate and may not be drawn to scale.  
 This document is for advisory purposes only and no disclaimer can be attached to the data from 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**

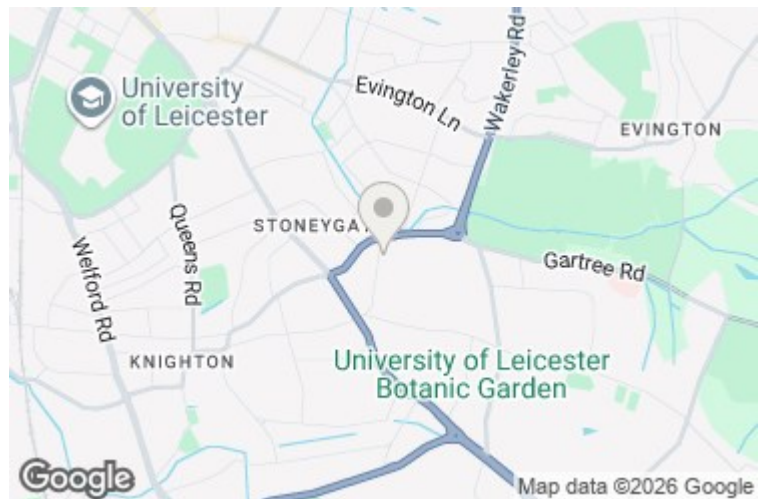
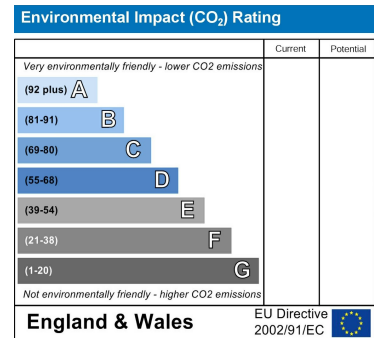
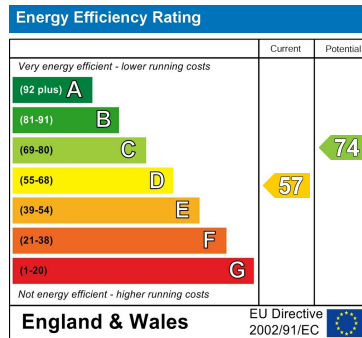
Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

**VIEWING TIMES**

Viewing strictly by appointment through Barkers Estate Agents.  
 Hours of Business:  
 Monday to Friday 9am -5pm  
 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



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- 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

