



## Asking Price £550,000

Uppingham Road, Leicester, LE5 4DN

- Spacious Semi Detached Freehold Home
- Grand Entrance Hallway
- Kitchen
- Bathroom
- Detached Garage
- Four Double Bedrooms
- Three Reception Rooms
- Downstairs Shower Room
- Large Well Maintained Rear Garden
- EPC Rating E Council Tax Band E



A deceptively spacious **FOUR DOUBLE BEDROOM** semi detached residence full of character benefiting from **THREE RECEPTION ROOMS** on a **GOOD SIZE PLOT**.

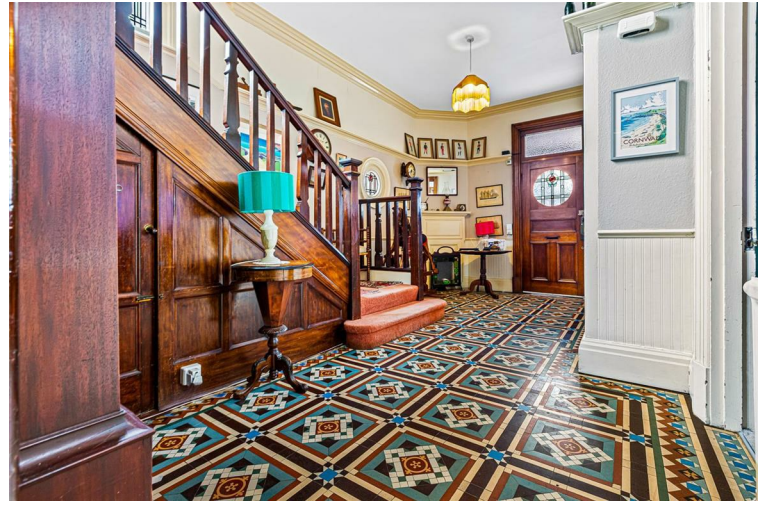
The property briefly comprises a fabulous entrance hallway, three further reception rooms, a kitchen and downstairs shower room. Upstairs are four bedrooms and a bathroom.

The property has a beautifully maintained large rear garden and a detached garage, the property being set back from the road providing ample parking space to the front.

Located Uppingham Road the property's position provides particularly good access to Leicester city centre with local shopping facilities found within Evington village and popular state and private schools locally.

**PORCH**

Door to front aspect, window to side and front aspects.



**OTHER ASPECT**



**ENTRANCE HALLWAY**

Original wooden front door with circular stain glass round window, Milton tiles, fireplace, coving, picture rail, under stairs cupboard, two radiators, grand turned staircase rising to first floor with paneling, circular patterned glass window to side aspect.



**RECEPTION ONE**

**20'10" to bay x 15'7" (6.37 to bay x 4.76)**

Coving, picture rail, fireplace, two radiators, double glazed window to front aspect.



**RECEPTION TWO**  
**17'3" x 13'11" (5.27 x 4.26)**

Decorative ceiling moulding, picture rail, fireplace two radiators, ornate windows and door to rear aspect.



**KITCHEN**  
**17'1" x 11'3" (5.22m x 3.45)**

Fitted units with worktops, gas range, sink with drainer, plumbing for W/M and D/W, integrated fridge freezer, cupboard housing boiler, wine fridge, tiled floor, radiator, beamed vaulted ceiling.



**BREAKFAST ROOM**  
**11'11" x 11'6" (3.65 x 3.52)**

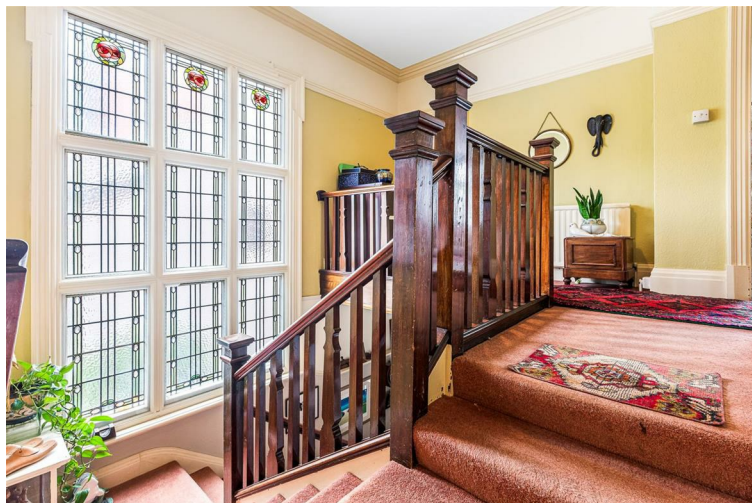
Built in cupboard, picture rail, quarry tiled floor, radiator, bay window to side aspect.



**OTHER ASPECT**

**DOWNSTAIRS SHOWER ROOM**  
**7'1" max x 3'2" (2.16 max x 0.99)**

Shower with mains shower, low level W/C, wash hand basin, heated towel rail, tiled walls and floor.



### **GALLERIED LANDING**

Elegant stain glass window to side aspect, coving, picture rail, radiator,



### **BEDROOM TWO**

**17'4" x 13'11" (5.29 x 4.26)**

Fireplace, coving, picture rail, fitted wardrobe, radiator, two windows to rear aspect.



### **BEDROOM ONE**

**21'5" to bay x 15'8" (6.54 to bay x 4.78)**

Fireplace, fitted wardrobe, coving, picture rail, radiator, secondary glazed bay window to front aspect.



### **BEDROOM THREE**

**12'8" x 10'11" (3.88 x 3.35)**

Built in cupboards, coving, radiator, double glazed window to rear aspect.



#### **BEDROOM FOUR**

**12'10" x 9'4" (3.93 x 2.86)**

Access to loft, coving, radiator, window to front aspect secondary glazed.



#### **OUTSIDE**

A very well maintained and established rear garden comprising a seating area with pagoda, feature fountain area, large lawned area with mature flower borders with various flowers, shrubs and trees.

Water tap, power, and gate to front aspect leading to the front of the property.

To the front of the property is a low built wall, with lawned area and driveway.



#### **BATHROOM**

**7'1" x 6'9" (2.17 x 2.07)**

Cast iron bath with claw feet, low level W/C, pedestal wash hand basin, heated towel rail, tiled walls and floor, double glazed frosted window to side aspect.



#### **DETACHED GARAGE**

**28'10" max x 10'5" max (8.80 max x 3.19 max)**

Up and over door, two windows to side 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



### GENERAL REAMRKS

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

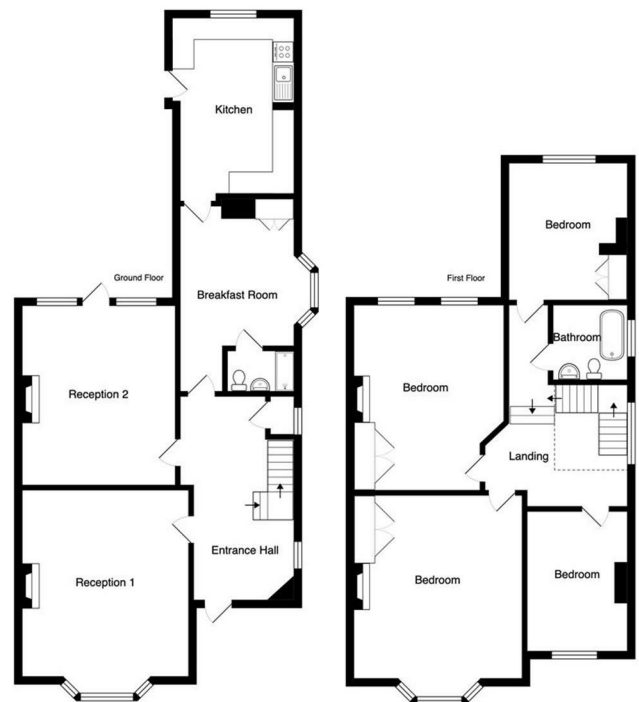
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.

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.

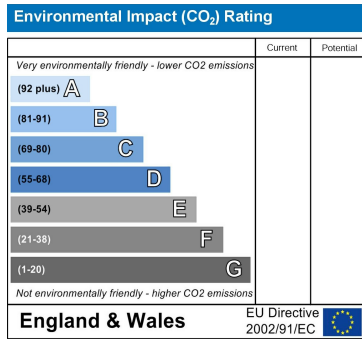
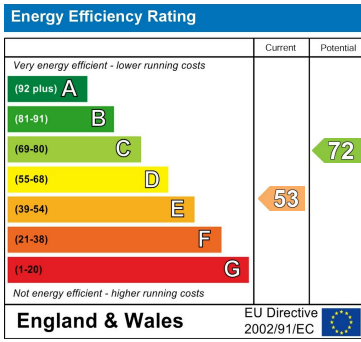
This must be paid before we can issue a memorandum of sale.

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



Total Area: 199.1 m<sup>2</sup> ... 2143 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, agent and supplier will accept no liability for its accuracy.



# 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

