



# Asking Price £475,000

## Shanklin Drive, Leicester, LE2 3RH

- Well Presented Detached Home
- Lounge
- Utility Room and Downstairs W/C
- Sought After Road
- Awaiting EPC D Council Tax Band D
- Three Double Bedrooms
- Open Plan Kitchen-Diner, and Family Room.
- Bathroom
- Beautiful Large Rear Garden
- Freehold



Barkers are delighted to offer for sale this beautifully presented extended DETACHED three double bedroom home arranged over three floors in one of KNIGHTON'S most sought after roads.

The property boasts an OPEN PLAN KITCHEN-DINER AND FAMILY AREA, a separate lounge, and truly FABULOUS REAR GARDEN.

Briefly comprising an porch, entrance hall, lounge, open plan kitchen-diner and family area, utility room and downstairs W/C on the ground floor.

On the first floor there are two double bedrooms and a delightful bathroom.

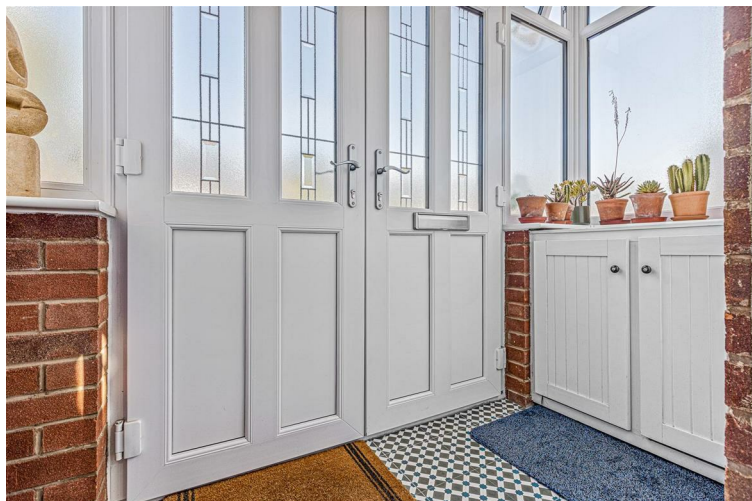
The second floor consists of a double bedroom.

There is off street parking at the front of the property with easy access to Leicester City Centre, University of Leicester and LRI, and within the local catchment area of a wide selection of schools.



#### ENTRANCE HALL

Staircase rising to first floor, under stairs cupboard, oak flooring, radiator, double glazed window to side aspect.



#### PORCH

**7'10" x 3'3" (2.41 x 1.01)**

Pair of double glazed front doors, built in cupboard, tiled floor, double glazed windows to front and side aspects, door leading into.



#### LOUNGE

**12'0" x 10'5" into bay (3.66 x 3.18 into bay)**

Fitted shelf unit, coving, radiator, bi-fold doors leading into family room, double glazed bay window to front aspect.



### **FAMILY ROOM**

**11'2" x 10'2" (3.42 x 3.1)**

Cast iron gas fire with surround and radiator.



### **DINING AREA**

**11'2" x 10'5" (3.42 x 3.18)**

Three Velux windows to rear aspect, vertical radiator, pair of double glazed windows to rear elevation leading onto patio garden, two double glazed windows to rear.



### **OTHER APSECT**



### **OPEN PLAN KITCHEN**

**12'6" x 8'3" (3.82 x 2.52)**

Fitted units with worktops and tiled splash backs, sink with drainer, induction hob and extractor, integrated fridge freezer and 'Neff' electric double oven, plumbing for dishwasher, centre island, double glazed window to rear aspect, sliding door leading into



#### OTHER ASPECT

#### UTILITY ROOM

7'9" x 7'8" (2.38 x 2.34)

Fitted unit with worktop, plumbing for washing machine, 'Worcester' boiler, radiator, tiled floor, door to side aspect, floor leading into hallway,



#### DOWNSTAIRS W/C

6'0" x 2'9" (1.84 x 0.86)

Low level W/C, vanity unit, heated towel rail, tiled floor, double glazed window to side aspect.



#### FIRST FLOOR LANDING

Staircase rising to second floor, built in cupboard, spot lights, radiator, double glazed window to front and side aspects,



#### BEDROOM ONE

12'0" x 11'3" (3.68 x 3.44)

Fitted wardrobe, radiator, double glazed window to rear aspect.



### **BEDROOM TWO**

**12'0" x 8'11" (3.68 x 2.73)**

Radiator, double glazed window to front aspect.



### **BEDROOM THREE**

**11'11" x 9'8" (3.64 x 2.96)**

Radiator, double glazed window to rear aspect.



### **BATHROOM**

**12'6" x 8'6" (3.82 x 2.60)**

Freestanding bath, walk in shower with mains shower, vanity unit, low level W/C, vertical radiator, part tiled walls, heated towel rail, access to loft, double glazed window to rear and side aspects.

### **SECOND FLOOR LANDING**

Velux window to rear aspect, two eaves storage cupboards.



### **OUTSIDE**

A beautiful large and well established rear garden with paved seating area and pond, laid top lawn with mature flower borders with a wide selection of plants shrubs bushes and trees, green house, two sheds, and pebbled pathway, water tap, power, gate to the front.

To the front of the property is a low wall with a planting area benefiting from a variety of plants and shrubs, pebbled driveway providing off street parking with a block paved pathway leading to the front porch.



### 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

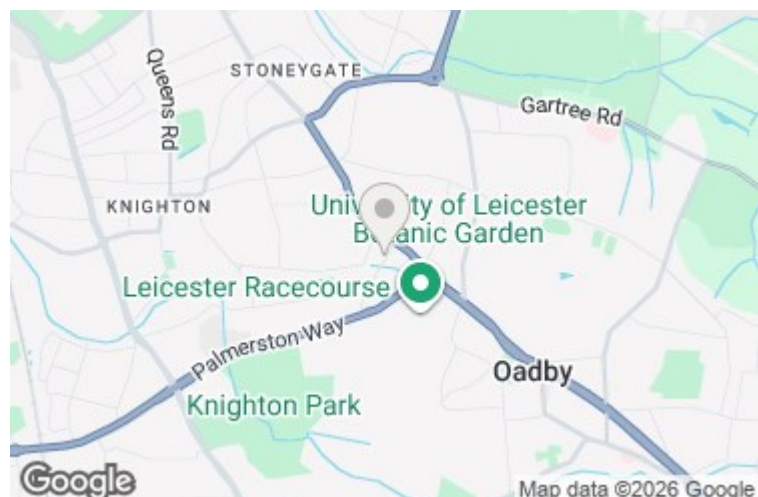
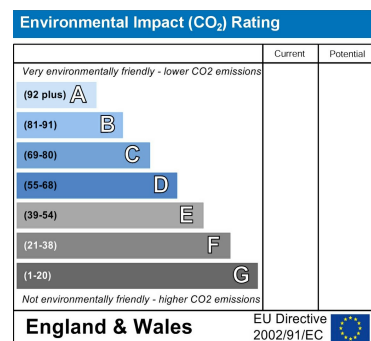
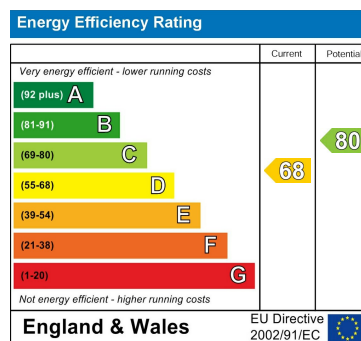
Viewing strictly by appointment through Barkers Estate Agents.  
Hours of Business:  
Monday to Friday 9am - 5.30pm  
Saturday 9am - 4pm

### 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



# 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

