



## Asking Price £330,000

### Erringtons Close, Oadby, Leicester, LE2 4RP

- Modern Town House
- Reception & Living Room
- Guest W/C and Utility Room
- Cul De Sac Location
- EPC Rating C
- Five Bedrooms
- Kitchen-Diner
- Bathroom and En-Suite Shower Room
- Council Tax Band E
- Freehold



A spacious MODERN end of terraced FIVE BEDROOM town house arranged over three floors in OADBY.

The property benefits from having TWO SEPERATE RECEPTION ROOMS and a GARAGE with drive.

On the ground floor there is a porch, lounge, kitchen-diner, utility room and guest W/C.

On the first floor there is a living room, and two bedrooms.

The top floor comprises of a main bedroom with en-suite shower room, two further bedrooms and a bathroom.

Located at the end of a popular CUL DE SAC and with a pretty rear garden and having easy access to Great Glen and Leicester City Centre.



#### ENTRANCE HALL

Staircase rising to first floor, wooden flooring, built in storage cupboard, coving, radiator.



#### PORCH

**5'4" x 3'8" (1.65 x 1.14)**

Double glazed wooden front door, fuse box, radiator and door leading into,



#### RECEPTION ROOM

**13'8" into bay x 9'3" (4.18 into bay x 2.84)**

Coving, radiator, double glazed bay window to front elevation.



#### **GUEST CLOAKROOM**

**6'2" reducing to 3'0" x 5'4" reducing to 3'11" (1.89 reducing to 0.92 x 1.63 reducing to 1.20)**

Low level W/C, pedestal wash hand basin, radiator, built in cupboard.



#### **UTILITY ROOM**

**8'11" x 6'2" (2.72 x 1.89 )**

Fitted unit with worktop, sink with drainer, plumbing for washing machine, 'vaillant' boiler, radiator, wooden double glazed door to rear aspect.



#### **KITCHEN-DINER**

**19'11" x 9'4" (6.09 x 2.85 )**

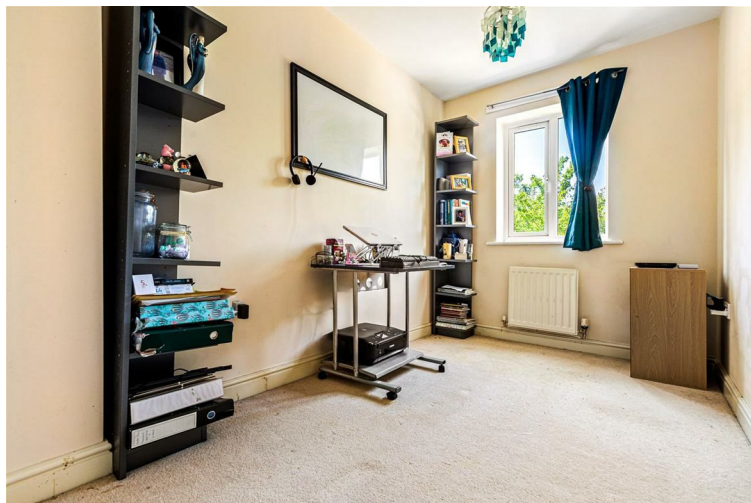
Fitted units with worktops and tiled splash backs, sink with drainer, four ring gas hob, ceiling spotlights, oven and extractor, plumbing for dishwasher, space for fridge freezer, two radiators, two double glazed windows and a pair of double glazed doors to rear leading out onto the garden.



#### **LOUNGE**

**14'0" reducing to 7'6" x 15'11" reducing to 9'3" (4.29 reducing to 2.31 x 4.87 reducing to 2.83 )**

Radiator, gas fire with marble surround and hearth, two double glazed windows to front elevation:



**BEDROOM FIVE**

**10'9" x 6'6" (3.29 x 2.00 )**

Radiator and double glazed window to rear elevation



**SECOND FLOOR LANDING**

Double glazed window to side elevation, radiator and loft access:



**BEDROOM FOUR**

**10'9" x 8'11" (3.29 x 2.73 )**

Radiator and double glazed window to rear elevation



**PRINCIPLE BEDROOM**

**14'0" x 10'7" (4.27 x 3.23)**

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



**EN-SUITE SHOWER ROOM**

**7'11" x 4'11" (2.42 x 1.52)**

Walk in shower with mains shower, low level W/C, pedestal wash hand basin, part tiled walls, spot lights, radiator, double glazed frosted window to front aspect.



**BEDROOM TWO**

**9'10" x 6'7" (3.01 x 2.02)**

Radiator, double glazed window to rear aspect



**BEDROOM THREE**

**9'10" x 8'10" (3.02 x 2.71)**

Radiator, double glazed window to rear aspect



**BATHROOM**

**6'9" x 6'7" (2.06 x 2.02)**

Bath, low level W/C, pedestal wash hand basin, part tiled walls, spot lights, radiator.



## OUTSIDE

Pretty rear garden mainly laid to lawn, with flower borders, and paved seating area, gate to side, water tap.

To the front of the house is a paved pathway leading to the front door, lawned area, and tarmacked driveway providing off street parking.

## GARAGE

17'0" x 9'0" (5.19 x 2.75)

Up and over door, power. door to rear 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 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

## DISCLAIMER

There is Japanese Knotweed in the rear garden, a 10-year Knotweed Treatment Programme with an insurance backed guarantee from a Property Care Association (PCA) registered provider, which will be transferred to the buyer on completion.

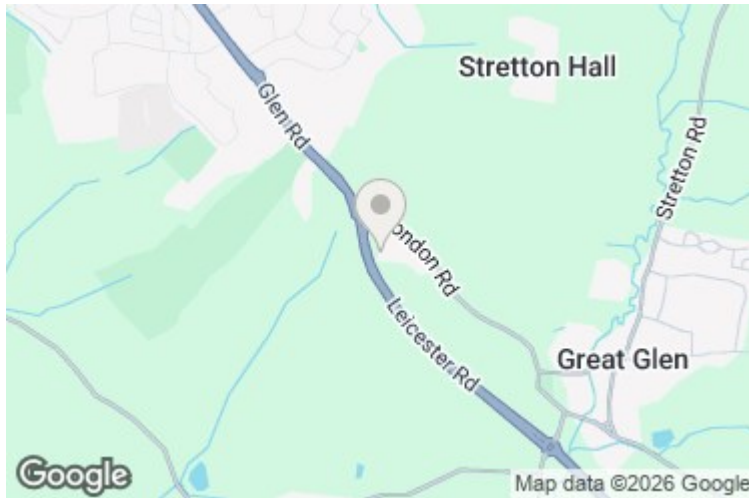


Total Area: 154.8 m<sup>2</sup> ... 1667 sq ft

All measurements and descriptions are approximate and may not be shown to scale. This document is for display purposes only and all interested parties are advised to make their own independent enquiries. The estate, agency and supplier are accepted as liability for its accuracy.

| 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 |                         |           |
|                                             | 78                      | 82        |
| England & Wales                             |                         |           |
|                                             | 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) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|                                                                 |                         |           |
| England & Wales                                                 |                         |           |
|                                                                 | EU Directive 2002/91/EC |           |



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- 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

