



## Barkby Road, System

Leicester, Leicestershire, LE7 2AH

Offers In Excess Of £249,950



Boasting a garage to the rear in a block, fall in love with this end town house situated within walking distance to local amenities, ideal for first time buyers, investors and growing families. The gas centrally heated accommodation in more details comprises of an entrance hall, 20ft lounge diner, kitchen, first floor landing, three bedrooms and bathroom. The plot offers front and rear gardens. An early viewing is strongly recommended to avoid disappointment.

### **Accommodation**

Front entrance door opens into the:

#### **Entrance Hall**

With a staircase rising to the first floor, central heating radiator, cupboard and wood effect flooring. A door leads to the:

#### **Lounge Diner**

20'6" max x 14'11" max (6.25m max x 4.55m max)

Enjoying a bay window to the front elevation as well as offering a door with side glazing to the garden, the reception room offers space for both comfortable sitting and formal dining. With wood effect flooring, two central heating radiators and neutral decor. A door leads to the:

#### **Kitchen**

8'3" x 9'4" (2.51m x 2.84m)

Fitted with a modern range of eye level and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include an inset 1.5 sink and drainer with mixer tap, built in oven, four ring gas hob with extraction hood above, space for washing machine and fridge freezer and a wall mounted central heating Glow-worm boiler. With spotlighting and a rear access door to the garden.

#### **First Floor Landing**

Giving access to the bedrooms and bathroom, with a window to the side elevation, carpet flooring and a hatch to the loft space.

#### **Bedroom One**

10'10" x 10'5" (3.30m x 3.18m)

A double room offering a Juliette balcony to the front, with carpet flooring and a central heating radiator.

#### **Bedroom Two**

9'5" x 10'5" (2.87m x 3.18m)

A second double room offering a window to the rear elevation, with wood effect flooring and a central heating radiator.

#### **Bedroom Three**

8'10" x 6'6" (2.69m x 1.98m)

With a window to the rear elevation, wood effect flooring and a central heating radiator.

#### **Bathroom**

5'7" x 6'7" (1.70m x 2.01m)

Fitted with a three piece suite comprising a bath with shower attachment, wash hand basin and wc, with complementary tiled surrounds.

#### **Outside**

To the rear of the property is an enclosed garden having a patio area adjacent to the accommodation ideal for outdoor entertaining. Gated access to the side leads to the front. There is also a garage in a near by block, having up and over door.

### **To Find The Property**

From our office on Melton Road in Syston proceed North, turning sharp right onto Barkby Road where the property can be found on the right hand side.

### **Tenure & Council Tax**

We understand the property to be freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

### **Viewing Arrangements**

Viewings are strictly by appointment only.

### **Need Independent Mortgage Advice?**

We are pleased to introduce the Mortgage Advice Bureau, who work with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their award-winning advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter.

### **Money Laundering**

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

### **Agents Note**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.

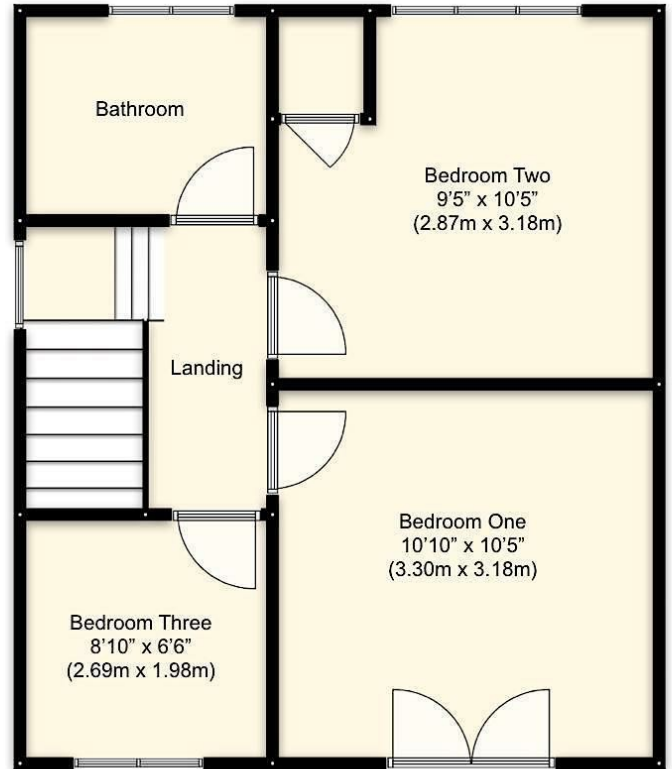
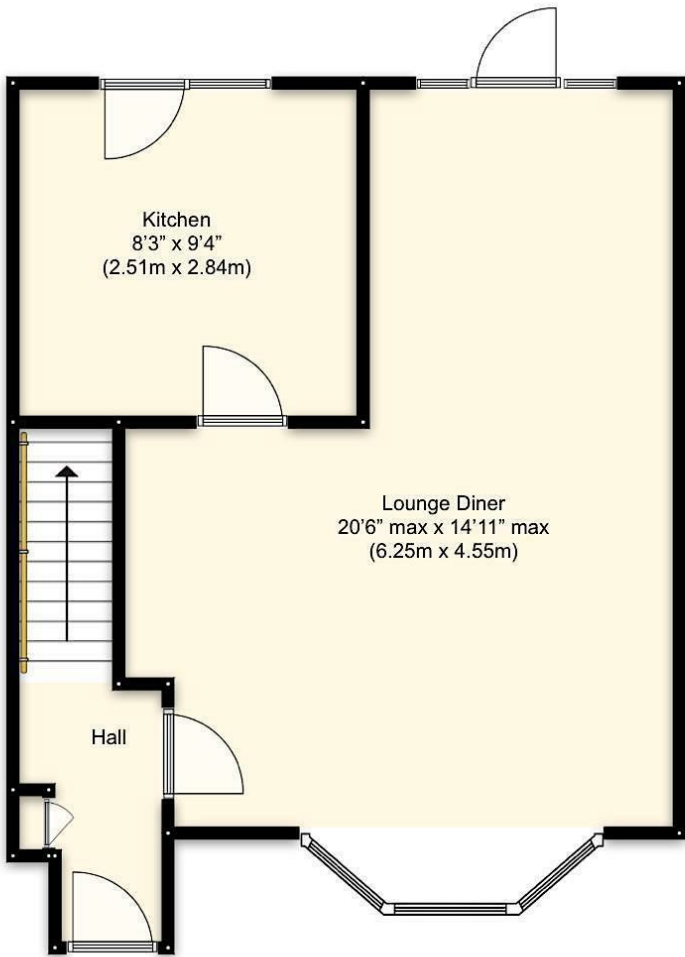
### **Referrals**

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to

use them to sell or purchase a property. We can also refer you to a surveyor and mortgage adviser and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

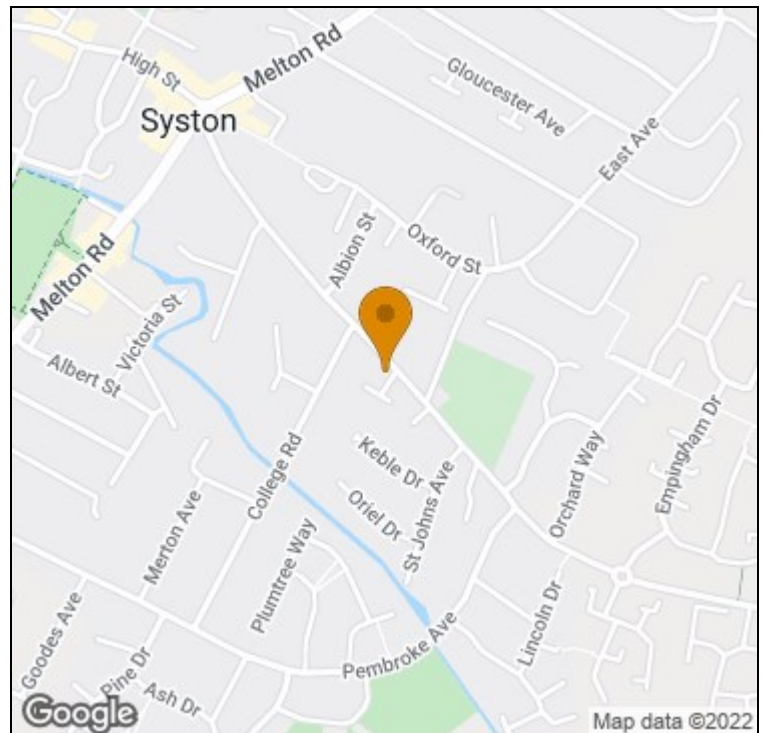
### **Free Property Valuations**

If you have a house to sell then we would love to provide you with a free no obligation valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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			85
(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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