SALES
LETTINGS
MORTGAGES
MANAGEMENT

Barkers Est.1985









Asking Price £200,000

Lavender Road, Leicester, LE3 1AL

- Palisaded Bay Fronted Property
- Two Reception Rooms
- Downstairs W/C - Utility Room
- Courtyard Garden
- EPC Rating D Council Tax Band B
- Three Bedrooms
- Breakfast/Kitchen
- Bathroom
- Residential Tree Lined Road
- Freehold / No Chain



A spacious Palisaded BAY FRONTED terraced house with THREE DOUBLE BEDROOMS located in this popular tree lined residential road in the WEST END.

The home briefly comprises of an entrance hallway, lounge, dining room, kitchen/breakfast room, and utility room with guest W/C to the ground floor.

On the first floor are three bedrooms and a bathroom.

To the rear is a Courtyard garden.

Would make a great family home and is offered for sale with no upper chain.

Located round the corner to Narborough Road with its array of shops and restaurants and close to Leicester City Centre.

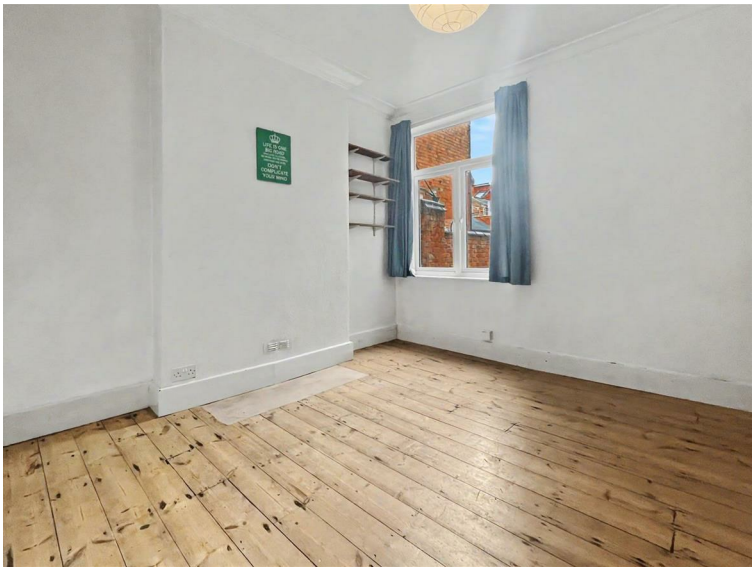
ENTRANCE HALL
Front door, radiator, staircase rising to first floor.



OTHER ASPECT



RECEPTION ONE
13'8" to bay x 10'3" (4.18 to bay x 3.13)
Coving, floor boards, radiator, open recess area under the stairs, double glazed bay window to front aspect.



RECEPTION ROOM TWO
11'9" x 10'4" (3.60 x 3.15)
Coving, floor boards, radiator, double glazed window to rear aspect.

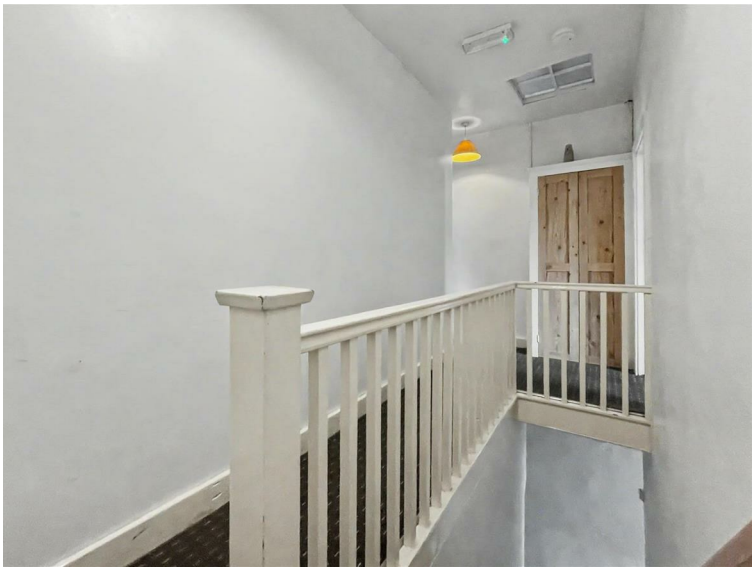




BREAKFAST KITCHEN
24'8" max reducing to 20'2" x 10'7" max into bay. (7.54 max reducing to 6.15 x 3.23 max into bay.)
Fitted units with worktops, sink with drainer, 'Worcester' boiler, gas point, space for fridge freezer, radiator, two double glazed windows to side aspect double glazed bay window to side elevation, double glazed door to side leading into courtyard garden.

DOWNSTAIRS W/C AND UTILITY ROOM
10'1" x 4'5" (3.08 x 1.36)
Plumbing for washing machine, pedestal wash hand basin, low level W/C, radiator, window to side aspect.





LANDING
Access to loft, built in cupboard, radiator.

OTHER ASPECT



BEDROOM ONE
13'10" into bay x 15'3" (4.24 into bay x 4.66)
Cast iron fireplace, floor boards, radiator, double glazed bay window to front aspect.



BEDROOM THREE
12'1" x 8'6" (3.70 x 2.60)
Floor boards, radiator, double glazed window to rear aspect.



BEDROOM TWO
12'5" x 9'4" (3.79 x 2.85)
Cast iron fireplace, floor boards, radiator, double glazed window to rear aspect.



BATHROOM
7'7" x 5'6" (2.32 x 1.69)
Bath with electric shower, low level W/C, pedestal wash hand basin, tiled walls, radiator, frosted double glazed window to side aspect.



OUTSIDE

Courtyard garden with paved seating area, raised flower beds with various shrubs and plants., gate 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 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

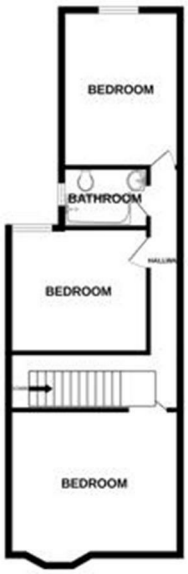
Viewing strictly by appointment through Barkers Estate Agents.
Hours of Business:
Monday to Friday 9am -5.30pm,
Saturday 9am - 4pm

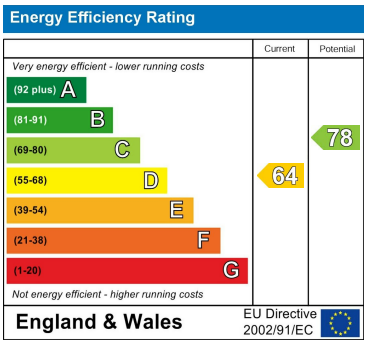


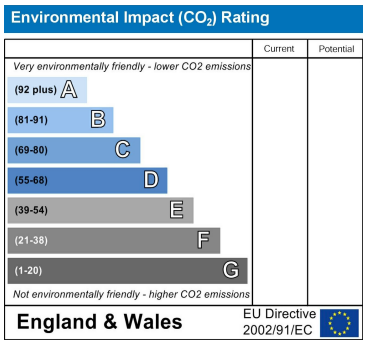
AML DISCLAIMER

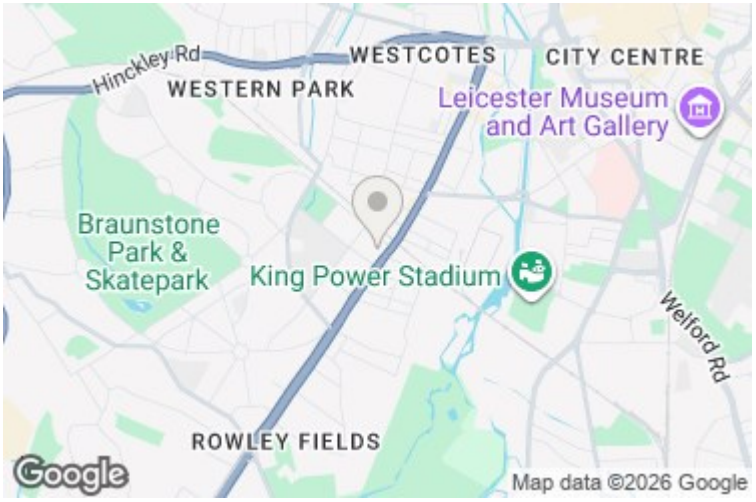
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.
These checks are carried out on our behalf of Moverly, our approved AML provider.
A £50 fee (incl. vat) covers required data and any manual checks.
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


UTILITY ROOM
RECEPTION
RECEPTION ROOM


BEDROOM
BATHROOM
BEDROOM
BEDROOM


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
64
78
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC


Hinckley Rd
WESTCOTES
CITY CENTRE
WESTERN PARK
Leicester Museum and Art Gallery
Braunstone Park & Skatepark
King Power Stadium
Welford Rd
ROWLEY FIELDS
Google
Map data ©2026 Google

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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



barkers1985.co.uk

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