



Northcote Road, Knighton

Offers in Excess of £350,000

A CHARMING period TWO BEDROOM semi-detached family home offered to the market with NO UPWARD CHAIN and would benefit from modification and upgrade.



0116 274 5544





Entrance Porch

Leading to:

Entrance Hall

With leaded and stain glazed windows to the side elevation, picture rail, stairs to first floor, under stairs storage cupboard, radiator.

Reception Room One

16' 6" x 12' 0" (5.03m x 3.66m)

Measurement into bay window. With double glazed bay window to the front elevation, ceiling coving, chimney breast with living flame gas fire, brick surround and hearth, TV point, radiator.

Reception Room Two

16' 2" x 12' 0" (4.93m x 3.66m)

Measurement into bay window. With double glazed bay window to the rear elevation, chimney breast, ceiling coving, three radiators.

Kitchen

10' 10" x 8' 0" (3.30m x 2.44m)

With double glazed window to the rear elevation, wall and base units with work surfaces over, stainless steel sink and drainer, space for gas cooker, floor standing boiler, part tiled walls, pantry cupboard, door leading to lobby.

Lobby

With access to the front and rear gardens.





Utility Room

6' 10" x 5' 10" (2.08m x 1.78m)

With double glazed window to the rear elevation, plumbing for washing machine.

Ground Floor WC

With low-level WC.

First Floor Landing

With leaded and stain glazed window to the side elevation, access to the following rooms:

Bedroom One

16' 10" x 12' 0" (5.13m x 3.66m)

With double glazed bay window to the front elevation, chimney breast, ceiling coving, radiator.

Bedroom Two

13' 6" x 12' 0" (4.11m x 3.66m)

With double glazed window to the rear elevation, chimney breast, radiator.

Bedroom Three

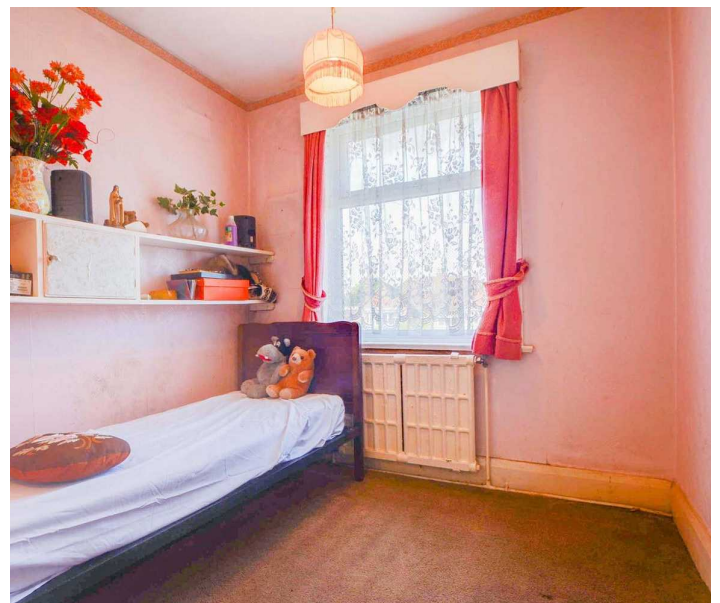
8' 7" x 7' 10" (2.62m x 2.39m)

With double glazed window to the front elevation, radiator.

Bathroom

8' 0" x 7' 10" (2.44m x 2.39m)


With double glazed window to the rear elevation, bath, separate shower cubicle, wash hand basin with storage below, built-in cupboard, chrome heated towel rail.









Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

Separate WC

With double glazed window to the side elevation, low-level WC.

Rear Garden

With paved patio seating area, paved pathway, flowerbeds and shrubs, lawn, shed.

Front Garden

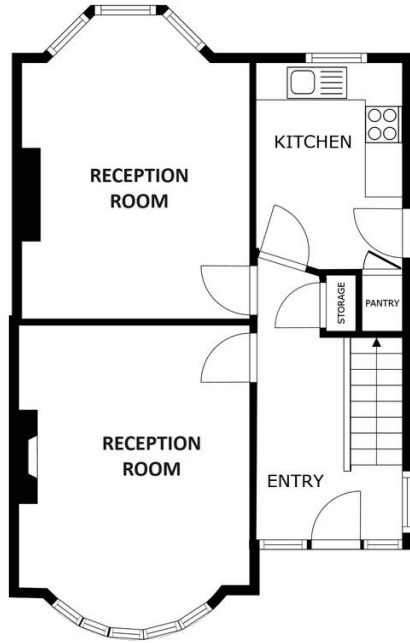
With lawn, flowerbeds and shrubs.

Driveway

Providing off road parking.

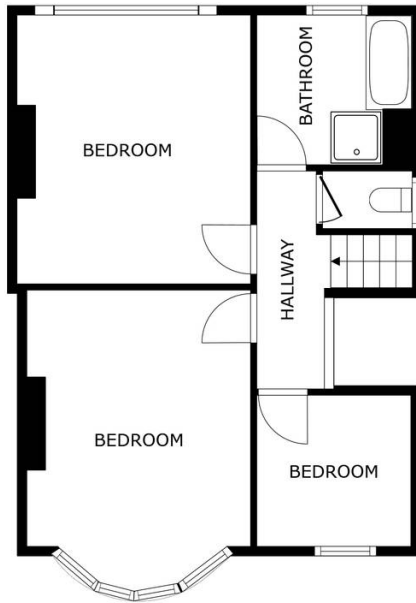
Garage

For one vehicle.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





The property is well located for everyday amenities and services, including local public and private schooling including Overdale Infant and Junior Schools and nursery day-care, Leicester City Centre and the University of Leicester, Leicester Royal Infirmary and Leicester General Hospital. The property is located close to Knighton Park and Queens Road shopping parade in neighbouring Clarendon Park with its specialist shops, bars, boutiques and restaurants.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.