

JAMES SELICKS

6 HARROW PLACE

KNIGHTON, LEICESTER
LE2 3AP

GUIDE PRICE: £285,000



An immaculately presented two bedroom end-terrace home with a recently refitted kitchen and bathroom, located within the popular suburb of Knighton.

Storm porch • entrance hall • cloakroom • sitting/dining room • kitchen • two bedrooms • shower room • small frontage • driveway • lawned rear gardens • EPC - C

Location

Knighton is conveniently located for the city centre with its shopping facilities, professional quarters and mainline rail access to London St Pancras. Local shopping can be found at the nearby Queens Road, with the Knighton Park green space just a short distance away.

Accommodation

A storm porch and composite and glazed front door leads into an entrance hall with mosaic tiled housing the staircase to the first floor and a cloakroom with a two piece suite. The spacious sitting/dining room has houses a large understairs storage cupboard and French doors leading onto the paved patio entertaining area.

The kitchen was refitted a year ago by Messrs Buckingham Interiors of Leicester and boasts an excellent range of soft grey eye and base level units with lighting (one housing the boiler) with drawers, Quartz preparation surfaces and upstands, ample power points with USB connections and an undermounted sink with a flexi mixer tap and window above. Integrated appliances include a Beko fridge-freezer, a Hisense oven with Bosch four-ring gas hob and concealed extractor unit above and a Beko slimline dishwasher; there is plumbing for an automatic washing machine and Parquet style wood laminate flooring.

A lovely wooden balustrade staircase leads to the first floor landing. The large master bedroom has a window to the front elevation, feature wood panelling to one wall, a built-in triple wardrobe and a door to an upstairs storage cupboard. Bedroom two is also a double room, a window to the side. The shower room was refitted approximately two years ago and now provides a luxury, contemporary suite comprising a tiled and glazed, corner double shower enclosure with drench and personal shower heads, an enclosed WC and a wash hand basin with storage beneath and a storage mirror above with LED lighting; there is an obscure glazed window to the rear elevation, a chrome heated towel rail, inset ceiling spotlights, textured and smooth tiled walls and marble effect tiled flooring.

Outside

The property is approached via a small planted frontage with a paved path to the front door. To the side is a tarmac driveway providing parking for one vehicle. Gated side access leads to enclosed rear gardens, mainly laid to lawn with a block paved patio area, a variety of trees, shrubs and plants, walled and fenced boundaries.

Tenure: Freehold. **Conservation Area:** None.

Local Authority: Leicester City Council, **Tax Band:** B

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Fibre, 150mbps.

Wayleaves, Rights of Way & Covenants: None our Clients are Aware of.

Flooding issues in the last 5 years : None our Clients are Aware of.

Accessibility: Two-Storey property, no specific accessibility modifications made.

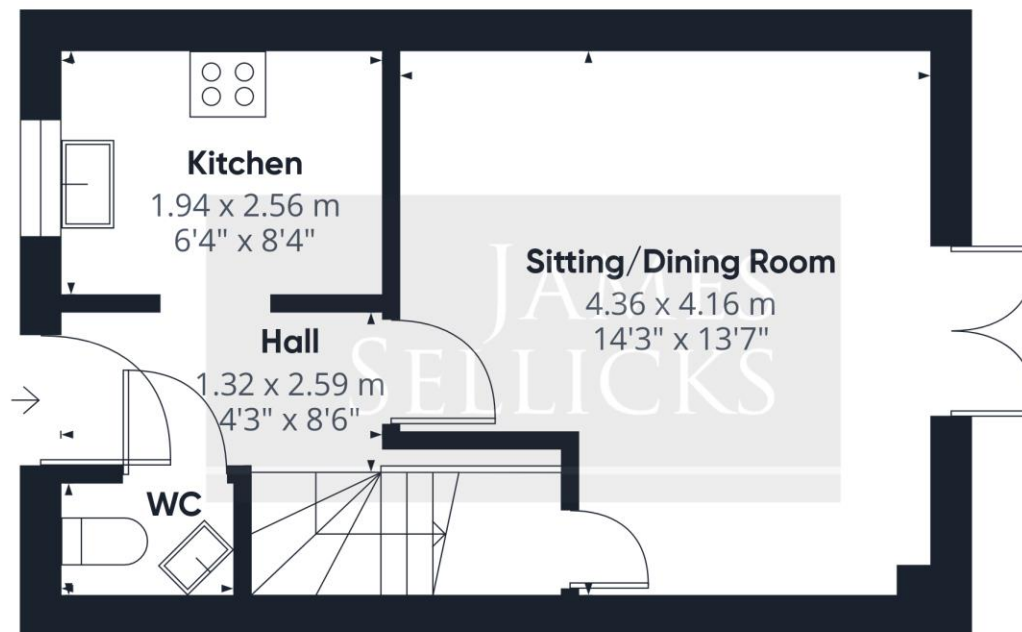
Planning issues: None our Clients are Aware of.

Please Note: There is an estate management charge of circa £200 per annum.









Floor 1



Floor 2

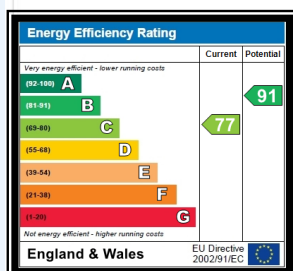
Approximate total area⁽¹⁾
54.7 m²
589 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



Leicester Office
56 Granby Street
Leicester
LE1 1DH
0116 2854554
info@jamesseilicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamesseilicks.com



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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

