



**Guide Price £280,000 - £300,000**

**Northdene Road, West Knighton, Leicester, LE2 6JG**

- Semi Detached Property
- Entrance Hall
- Extended Fitted Kitchen
- Bathroom Suite
- Freehold Property / EPC D / Council Tax C
- West Knighton
- Open Plan Lounge / Diner
- Three Upstairs Bedrooms
- Rear Garden, Garage & Off Road Parking
- Early Viewing Advised



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BARKERS are pleased to bring to market an EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY situated in the sought after city suburb of West Knighton, being well served for renowned schooling, excellent commuter links and nearby shopping facilities.

The accommodation offers entrance hall, open plan lounge, EXTENDED KITCHEN, stairs to THREE BEDROOMS and bathroom. With an established rear garden & Garage. Off Road Parking to the front of the property. Gas Central Heating & Double Glazing.

EARLY VIEWING ADVISED - CALL 0116 270 9394.

### PORCH

Access via UPVC front door:



### ENTRANCE HALL

Tiled flooring, ceiling rose, radiator, under stairs storage. Double glazed window to side aspect and stairs to first floor:



### LOUNGE

**38'3" (into bay) x 10'6" (11.67 (into bay) x 3.21 )**

Radiator, gas fire with hearth and wooden surround, radiator, wall lights, ceiling rose, decorative archway to dining area with domed skylight and sliding door leading to rear garden. Double Glazed bay window to front aspect:





### LANDING

Double glazed window to side elevation. Loft access:



### KITCHEN

**19'0" x 7'6" (5.80 x 2.29 )**

Fitted kitchen with a variety of units and worktops. Inset sink / drainer, tiled flooring and splash backs. Gas cooker, space provided with undercounter, fridge, freezer, washing machine, dryer and dishwasher. Under stairs alcove for additional fridge/freezer. Two double glazed window to side aspect. Wall mounted gas boiler. UPVC door leading to rear garden:

### BEDROOM ONE

**11'10" x 10'5" (3.62 x 3.18 )**

Fitted wardrobes, radiator, wooden flooring, double glazed window to front elevation:



**BEDROOM TWO**  
**11'10" x 9'10" (3.62 x 3.00)**

Radiator and double glazed window to rear aspect:

**BEDROOM THREE**  
**7'10" x 6'3" (2.39 x 1.91 )**

Radiator and double glazed window to front elevation:



**OUTSIDE**

Boasting a good sized rear garden with patio leading to lawned area. Single garage providing ample storage. There is a low maintenance front garden with driveway:



**BATHROOM**  
**7'7" x 6'11" (2.32 x 2.11 )**

Fully tiled walls, bath with mixer shower over, pedestal sink, w/c, airing cupboard housing tank. Double glazed window to rear elevation:



**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.

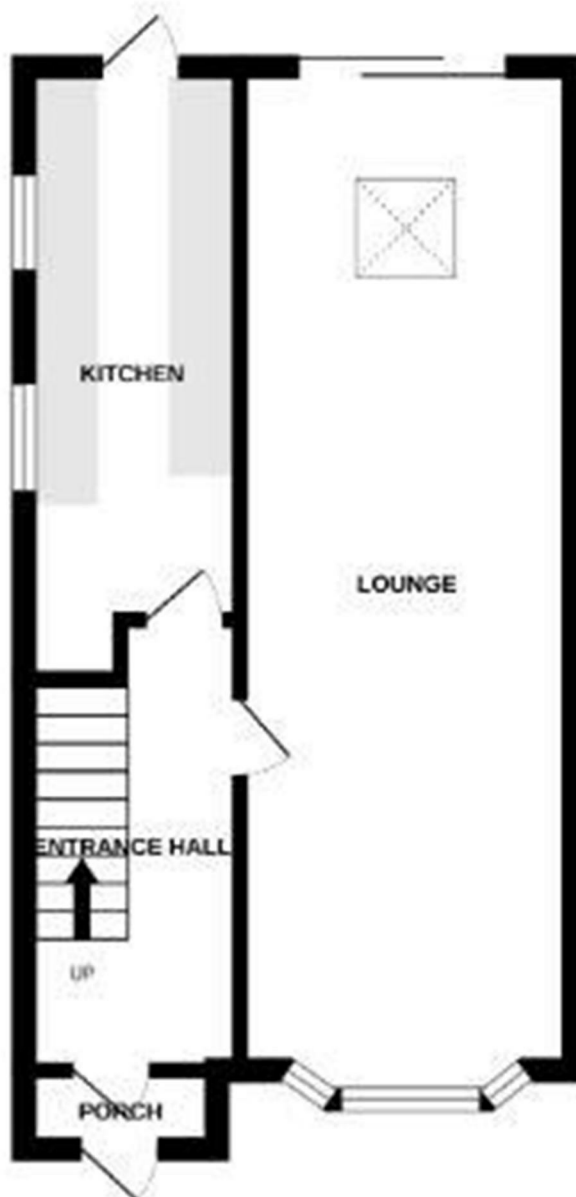
#### VIEWING TIMES

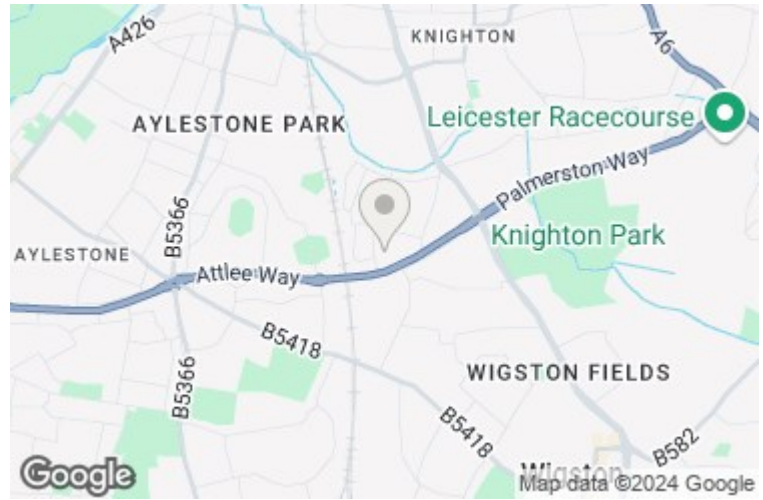
Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# Barkers

Est.1985

**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

