



Offers In Excess Of £285,000

Stanfell Road, Knighton, Leicester, LE2 3GE

- Semi Detached Property
- Through Lounge / Diner
- Three Bedrooms
- Front & South Facing Large Rear Garden
- Off Road Parking
- Knighton Location
- Fitted Kitchen
- Bathroom
- EPC D / Council Tax B / Freehold Property
- No Upward Chain



We are pleased to offer a BAY FRONTED SEMI DETACHED PROPERTY situated within the fashionable city suburb of KNIGHTON, being well served for renowned local schooling, Leicester University, the train station, City Centre and within walking distance of the popular Queens Road shopping parade.

The accommodation comprises of an entrance hall, open plan lounge/diner and fitted kitchen. To the first floor there are three bedrooms and a bathroom. The property benefits from a deep set rear garden & hard landscaped front with driveway.

OFFERED WITH NO UPWARD CHAIN. CALL BARKERS - 0116 2709394.



ENTRANCE HALL

Laminate flooring, radiator, heating controls, under stairs storage. Stairs to first floor:



OPEN PLAN LOUNGE / DINER

10'11" x 26'1" (into bay) (3.34 x 7.97 (into bay))

Two radiators, electric fire with hearth, double glazed bay window to front aspect, sliding double glazed door leading to rear garden:



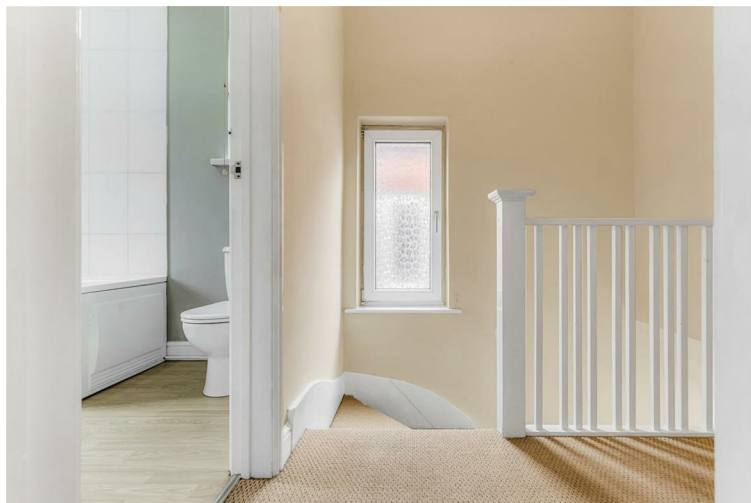
KITCHEN

6'4" x 10'11" (1.94 x 3.35)

Wooden fitted kitchen with tiled splashbacks, laminate flooring, electric oven, hob & extractor chimney. Space provided for washing machine & fridge / freezer. Double glazed window to rear aspect and door leading to rear garden:



KITCHEN OTHER ASPECT



LANDING

Double glazed window to side elevation and loft access:



BEDROOM TWO

12'1" x 11'0" (3.69 x 3.36)

Radiator and double glazed window to rear elevation:



BEDROOM ONE

8'11" x 12'6" (into bay) (2.72 x 3.83 (into bay))

Double glazed window to front elevation, radiator and fitted wardrobes:

BEDROOM THREE

6'9" x 7'9" (2.07 x 2.37)

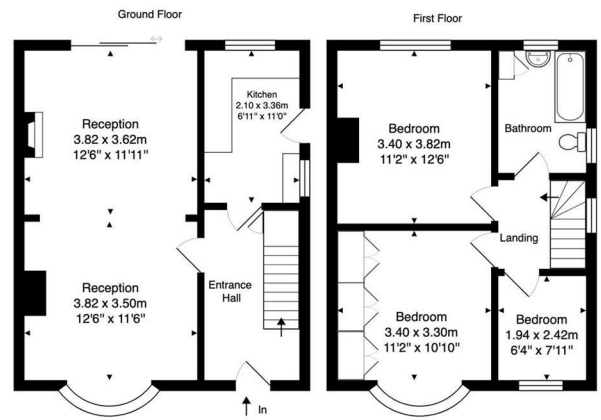
Radiator and double glazed window to front elevation:



BATHROOM

6'4" x 8'9" (1.94 x 2.69)

Chrome towel rail, airing cupboard housing boiler, tiled splash backs, bath with electric shower, pedestal sink and w/c. Double glazed windows to side & rear elevation:



All measurements and illustrations are approximate and may not be drawn to scale. This floorplan is for display purposes only and all interested parties are advised to make their own independent enquiries. The vendor, agency and supplier will accept no liability for its accuracy.

OUTSIDE

The property benefits from an established south facing lawned rear garden and patio area. The front is hard landscaped with a driveway:

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.

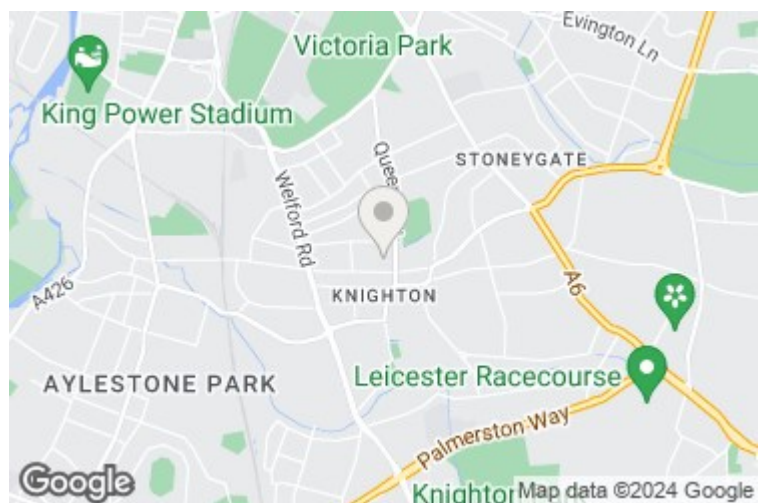
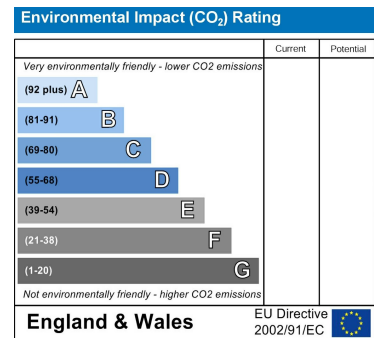
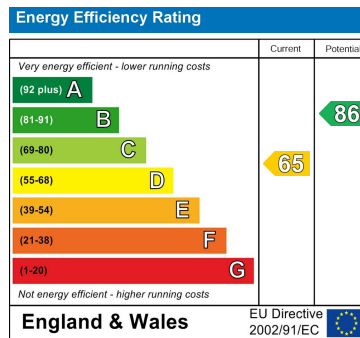
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm



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

