



£395,000

Queens Road, Knighton, Leicester, LE2 3FN

- Detached Property
- Entrance Hall
- Kitchen & Utility
- Bathroom & Seperate Shower
- Freehold, Council Tax C, EPC E
- Clendon Park
- Two Reception Rooms
- Three Bedrooms
- Established South West Rear Garden & Off Road Parking
- No Upward Chain



We are delighted to bring onto the market this spacious **DETACHED PROPERTY** located in the sought after location of **CLARENDON PARK**, on **QUEENS ROAD** with its shops, bars and bistros.

The property comprises entrance hall, two reception rooms, fitted kitchen, utility, three bedrooms, w/c and bathroom. Potential for rear extension and loft conversion (subject to planning) There is an established garden at the rear and it benefits from Gas Central Heating and Double Glazing. With a front Driveway. Early viewing is **HIGHLY RECOMMENDED** and is offered for sale with **VACANT POSSESSION** and **NO UPWARD CHAIN**.

VIEWING IS HIGHLY RECOMMENDED - CALL 0116 2709394

PORCH



LOUNGE

13'11" (into bay) x 12'2" (4.26 (into bay) x 3.72)

Stripped wooden flooring, tiled hearth, ceiling coving, radiator, wall lights, double glazed bay window to front aspect:



ENTRANCE HALL

Accessed via wooden front door, terrazzo flooring, radiator, picture rail, wall light, decorative stained glass window to side aspect, stairs to first floor:



DINING ROOM

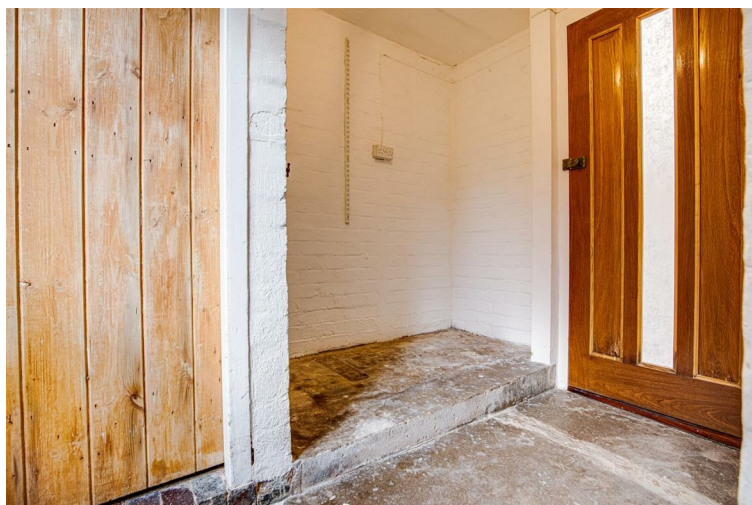
13'5" x 11'3" (4.09 x 3.43)

Stripped wooden flooring, feature fire with wooden surround and hearth. Wall lights, radiator and double glazed door leading to rear garden:



KITCHEN
10'11" x 8'9" (3.33 x 2.68)

Terrazzo flooring, wooden fitted kitchen with inset sink/drain. Tiled splash backs. Wall mounted gas 'glow worm' boiler. Fitted shelving. Double glazed window to side and rear aspect:



UTILITY

Side access to front & rear. Plumbing for washing machine and additional storage cupboard:



LANDING

Double glazed window to side elevation. Loft access:



BEDROOM ONE

13'11" (into bay) x 10'6" (4.26 (into bay) x 3.21)

Stripped wooden flooring, two fitted wardrobes, radiator and double glazed window to front elevation:



BEDROOM TWO
12'11" x 11'2" (3.95 x 3.42)

Radiator and double glazed window to rear elevation:

BEDROOM THREE
6'10" x 7'5" (2.09 x 2.27)

Laminate flooring, radiator and double glazed window to front elevation:



BATHROOM
7'1" x 9'0" (2.18 x 2.75)

W/C, pedestal sink, single shower cubicle with tiled splashbacks and electric shower, corner bath and towel rail. Double glazed window to rear elevation:



W/C

W/C and double glazed window to side elevation:



OUTSIDE

The property boasts a deep set south west facing rear garden with patio area leading to lawn with specimen trees. With useful green house, shed and summer house. There is a low maintenance frontage and 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.

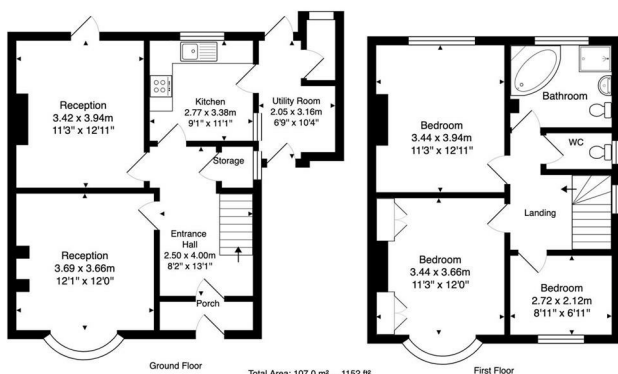
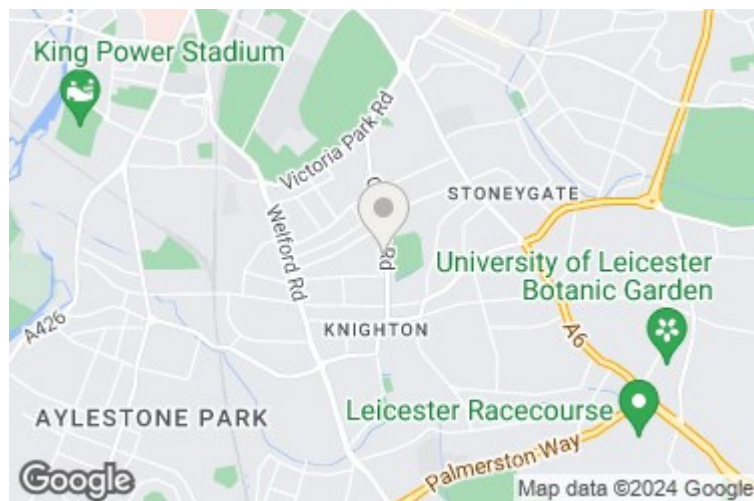
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales		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

