



**£325,000**

**Eton Close, Knighton, Leicester, LE2 3TZ**

- Detached Three Bedroomed Property
- Kitchen
- Freehold
- Quiet Cul De Sac Location
- Scope to Extend Subject To Consents
- Through Lounge
- Bathroom
- Detached Garage
- Council Tax Band D EPC Rating C
- Own Driveway





A GREAT OPPORTUNITY to purchase this THREE BEDROOM DETACHED RESIDENCE offering lots of scope located in this SOUGHT AFTER CUL DE SAC in the heart of Leicester.

Eton Close lies just off Knighton Road in the popular suburb of Knighton, providing convenient access to the city centre, popular schooling, and the fashionable Queens Road with its array of bars and restaurant's.

The house is entered via a porch leading into the entrance hallway, through lounge, kitchen, stairs leading to upstairs landing, three bedrooms and a family bathroom.

There is a private driveway leading to a detached garage, and side gate leading onto a patio rear garden.

VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394

#### **FRONT PORCH**

Double glazed door to the front and door leading into entrance hall



#### **THROUGH LOUNGE**

**10'10 x 24'4 (3.30m x 7.42m)**

Double glazed window to front elevation, feature electric fireplace, serving hatch into kitchen, two radiators, double glazed sliding patio doors leading out to the garden.



#### **ENTRANCE HALL**

Built in cupboard under the stairs, radiator.



#### **OTHER ASPECT 1**



**OTHER ASPECT 2**



**OTHER ASPECT**



**KITCHEN**  
**8'10 x 10'0 (2.69m x 3.05m)**

Fitted units, double sink with drainer, four ring electric hob with 'Electolux' oven below, extractor above, servants hatch to through lounge, built in larder, plumbing for washing machine, radiator, door to side, double glazed window to rear elevation.



**FIRST FLOOR LANDING**

Double glazed frosted window to side elevation, access to loft.





**BEDROOM ONE**

**10'2 x 12'9 (3.10m x 3.89m)**

Range of fitted wardrobes and fitted drawer unit, radiator, double glazed window to front elevation.



**OTHER ASPECT**



**BEDROOM 2**

**10'2 x 11'1 (3.10m x 3.38m)**

Fitted wardrobe with cupboards above and built in dressing table with drawer unit, radiator, double glazed window to rear elevation.



**BEDROOM 3**

**7'2 x 9'2 (2.18m x 2.79m)**

Fitted wardrobes, radiator, double glazed window to front elevation.





### **BATHROOM**

**7'2 x 8'2 (2.18m x 2.49m)**

Bath with shower over, low level W/C, vanity sink, built in cupboard housing 'Worcester' Combi Boiler, radiator, double glazed frosted window to side elevation, double glazed frosted window to rear elevation.

### **GARAGE**

**8'5 x 16'11 (2.57m x 5.16m)**

Detached garage approached via own private driveway, up and over door, window to side elevation, door to side elevation.



### **OUTSIDE**

To the rear is a patio area, shed, water tap, side gate.  
To the front there is a pebbled area and off road parking



### **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.

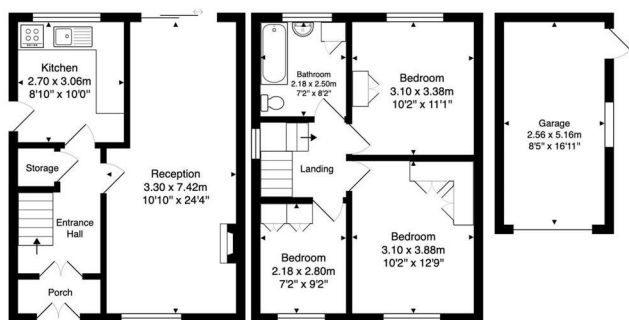
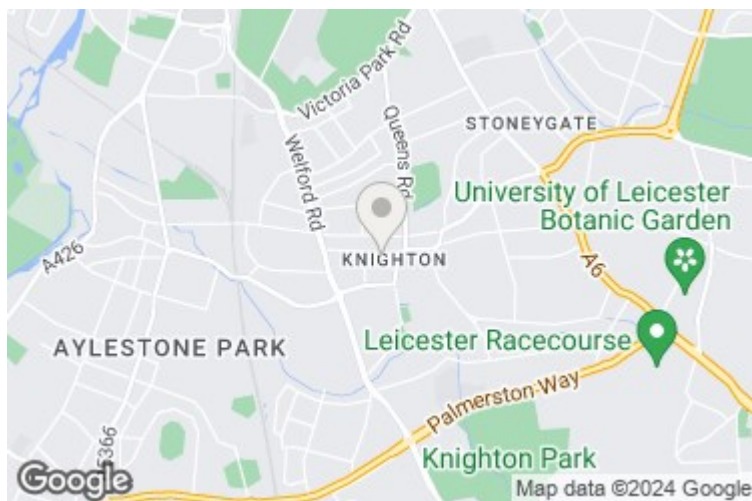
**VIEWING TIMES**

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm



Total Area: 94.9 m<sup>2</sup> ... 1021 ft<sup>2</sup>  
 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.

| Energy Efficiency Rating                    |  | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) A                                 |  |         |           |
| (81-91) B                                   |  |         |           |
| (69-80) C                                   |  |         |           |
| (55-68) D                                   |  |         |           |
| (39-54) E                                   |  |         |           |
| (21-38) F                                   |  |         |           |
| (1-20) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| England & Wales                             |  | 71      | 85        |
| EU Directive 2002/91/EC                     |  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (92 plus) A   |  |         |           |
| (81-91) B   |  |         |           |
| (69-80) C   |  |         |           |
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| England & Wales   |  |         |           |
| EU Directive 2002/91/EC   |  |         |           |



# Barkers

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**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

