



Price Guide £595,000

Knighton Road, Knighton, Leicester, LE2 3HL

- Detached Character Residence
- Three Receptions
- Family Bathroom and En-suite Shower Room
- Separate Detached Garage
- Council Tax Band G
- Five Bedrooms
- Kitchen/Breakfast Room
- Downstairs W/C
- Beautiful Garden
- EPC Rating D Freehold



Barkers are delighted to offer For Sale THIS FABULOUS CHARACTER FIVE BEDROOM, THREE RECEPTION ROOM DETACHED CORNER HOUSE BUILT IN 1929.

The property is approached by its own driveway.

The downstairs accommodation comprises a spacious entrance hall, downstairs W/C, three reception rooms, and a family kitchen breakfast room.

Upstairs there are five spacious bedrooms one of which has an en-suite shower room, family bathroom, separate w/c.

Outside is a well established large side garden, with a separate detached garage.

The house has so much scope to any buyer looking for a home in a great location.

ENTRANCE PORCH

Door leading into



HALLWAY

12'10" x 10'9" (3.932 x 3.290)

Feature fireplace, built in under stair cupboard, picture rail, two radiators, window to side elevation.



LOUNGE

17'7" to bay x 14'3" (5.380 to bay x 4.360)

Feature bay window to front elevation secondary glazed, feature gas fireplace, two radiators, coving.



DINING ROOM

16'5" to bay x 13'0" (5.028 to bay x 3.967)

Feature fireplace, bay windows with double doors to side elevation, double doors to side elevation leading out to garden, two radiators.



RECEPTION THREE

12'11" x 10'11" (3.953 x 3.331)

Built in cupboard with drawers, sliding double glazed door to rear elevation.



BEDROOM ONE

18'1" to bay x 14'4" (5.513 to bay x 4.379)

Built in wardrobes, fitted sink unit with cupboard underneath, bay window to front elevation, radiator.



KITCHEN/BREAKFAST ROOM

16'10" x 8'9" (5.139 x 2.670)

Range of fitted units with tiled worktops and matching splash backs, built in sink with drainer, free standing electric cooker, plumbing for W/M, radiator, frosted door to side elevation, two double glazed windows to side elevation.

DOWNSTAIRS W/C

4'1" x 3'3" (1.258 x 0.997)

Low level W/C, sink, window to front elevation.

UPSTAIRS LANDING

Access to loft.



OTHER ASPECT



BEDROOM TWO
16'5" to bay x 13'0" (5.010 to bay x 3.971)
Bay window to side elevation, radiator.



BEDROOM FOUR
12'11" x 10'11" (3.960 x 3.335)
Window to rear elevation, picture rail, radiator.



BEDROOM THREE
16'0" x 9'6" (4.898 x 2.906)
Feature fireplace, window to side elevation, radiator.



EN SUITE SHOWER ROOM
8'9" x 6'7" (2.672 x 2.022)
Vanity sink unit with underneath cupboard, low level w/c, walk in shower, built in cupboard housing 'Worcester' boiler, window to rear elevation.



OTHER ASPECT



BATHROOM

8'5" x 6'8" (2.578 x 2.051)

Corner bath with shower attachment, bidet, matching sinks with cupboards underneath, radiator, part frosted window to side elevation.

SEPERATE W/C

Low level W/C, radiator, part frosted window to side elevation.



BEDROOM FIVE

10'6" x 8'5" (3.224 x 2.578)

Built in cupboard's housing eaves storage, pedestal wash handbasin, picture rail, radiator, window to side elevation secondary glazed.



OUTSIDE

Comprises of a very well established garden laid to lawn with flower borders, private driveway with off street parking for four cars.

INTEGRAL GARAGE

17'10" x 8'6" (5.460 x 2.604)

Up and over door, power point, window to side 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

SEPERATE DETACHED GARAGE

8'7" x 17'11" (2.64 x 5.47)

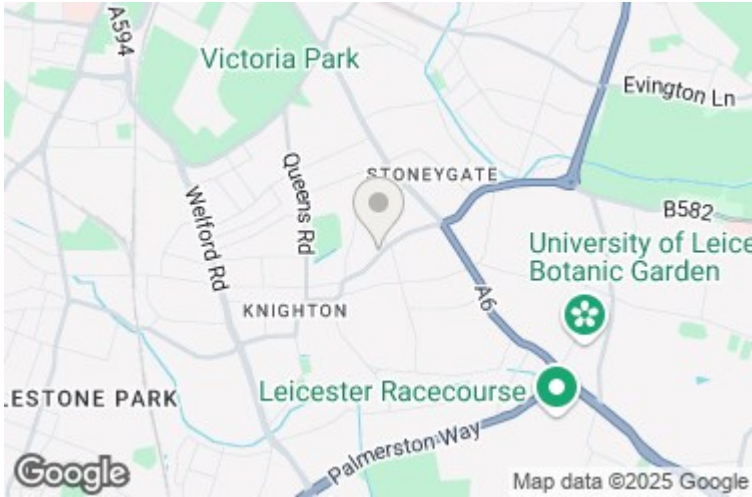
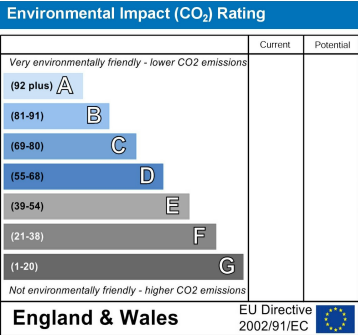
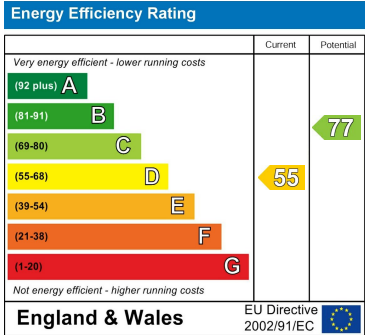
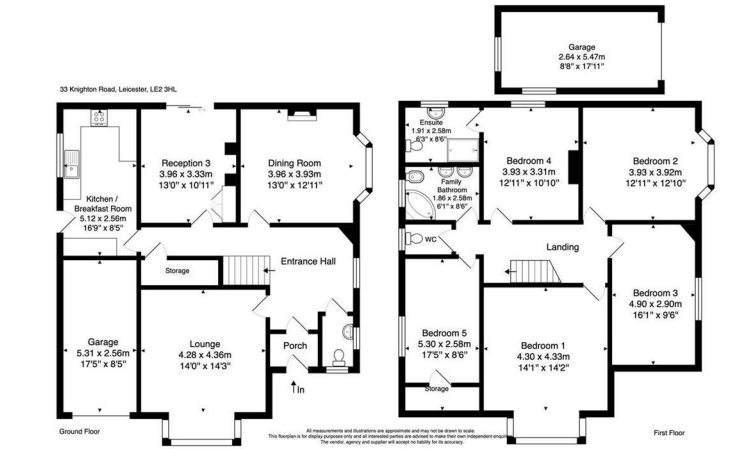
This is accessed via private driveway on Stoney Gate Avenue.

DISCLAIMER

One insurance claim made and settled within the last year. Please ask Barkers for further information.



OTHER ASPECT



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

