



**£325,000**

**Woodbank Road, Leicester, LE2 3YQ**

- Spacious Three Bedroom Semi-detached
- Open-Plan Kitchen Dining Room
- Rear Garden
- Popular Knighton Location
- Freehold
- Lounge
- Family Bathroom
- Cul De Sac
- Council Tax Band C
- EPC Rating D



Barkers are delighted to bring to sale this SPACIOUS THREE BEDROOM SEMI DETACHED FAMILY HOME located in SOUGHT AFTER KNIGHTON.

The house briefly comprises lounge, open plan kitchen/dining room, three bedrooms and a family bathroom with walk in shower.

Large patio garden.

Located within the popular southern suburb of Knighton, the area is conveniently situated for ease of access into the city centre, professional quarters and mainline railway station as well as the M1/M69 motorway networks and Fosse Retail Park. Local shopping facilities found at the nearby Queens Road and the village of Oadby.

The entrance to Knighton Park is at the bottom of the Street and the area is renowned for local state and private schools.

VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394



#### LOUNGE

12'4" x 11'5" (3.763 x 3.502)

Feature gas fireplace, coving, radiator, double glazed bay window to front elevation.



#### ENTRANCE

Wooden door with three frosted windows to front elevation, radiator, stairs rising to first floor, Under stairs cupboard housing 'Worcester' Boiler, frosted double glazed window to side elevation, fuse box and good storage.



#### OTHER ASPECT



**OPEN PLAN KITCHEN**  
**9'3" x 6'8" (2.835 x 2.050)**

Range of Oak effect units with granite worktops and tiled splashbacks, dual fuel range cooker with 5 ring gas burner top, extractor above, sink with drainer, plumbing for W/M, Tiled floor, double glazed window to rear elevation.



**OTHER ASPECT**

**FIRST FLOOR LANDING**

Double glazed window to side elevation, access to loft with pull down ladder, part boarded offering good storage.



**DINING AREA**  
**12'11" x 11'5" (3.938 x 3.496)**

Two double glazed windows to rear, double glazed door to rear garden. radiator, tiled floor.



**BEDROOM ONE**  
**12'4" x 11'5" (3.777 x 3.496)**

Double glazed bay window to front elevation, radiator.



**BEDROOM TWO**

**12'11" x 11'5" (3.953 x 3.489)**

Double glazed window to rear elevation, radiator.



**BATHROOM**

**6'5" x 6'3" (1.969 x 1.923)**

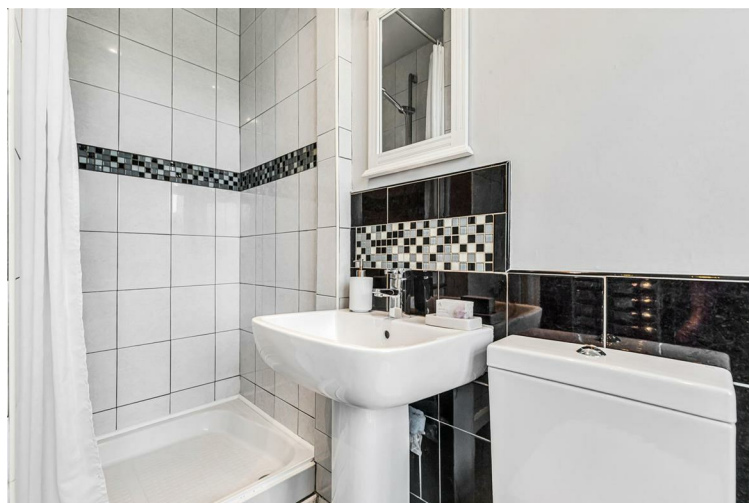
Walk in shower with mixer, bath, wash hand basin, low level W/C, extractor, part tiled walls, frosted double glazed window to rear elevation.



**BEDROOM THREE**

**7'11" x 6'5" (2.416 x 1.963)**

Double glazed window to front elevation, radiator.



**BATHROOM OTHER ASPECT**



### OUTSIDE

Good size rear garden laid to lawn with patio area, water tap, side gate leading to front of the property.

### GARDEN OTHER ASPECT



### 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.

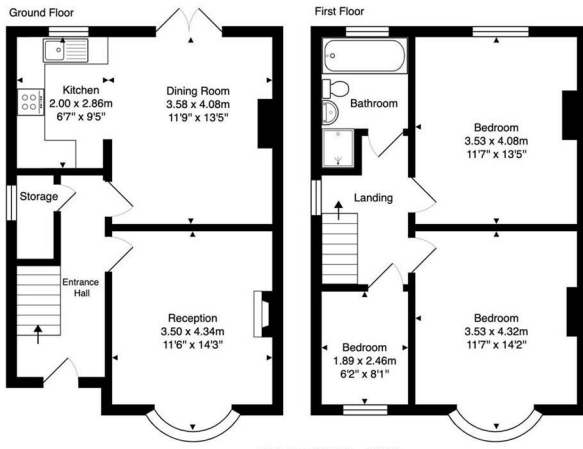
### VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

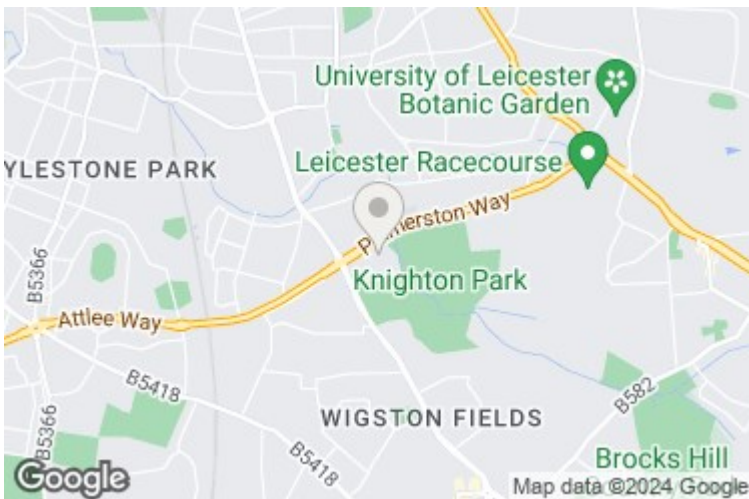
Saturday 9am - 4pm



Total Area: 89.7 m<sup>2</sup> ... 965 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.  
 Floorplan: Apperley Bennett Photography

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(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		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			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Est.1985  
**Barkers**

**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

