



Offers Around £375,000

Stanfell Road, Knighton, Leicester, LE2 3GA

- Detached Corner Property In Knighton
- Open Plan Lounge
- Ground Floor W/C
- Established Front & Rear Gardens
- No Upward Chain / Detached Garage / Parking
- Three Bedrooms
- Breakfast Room / Kitchen
- Bathroom
- EPC Rating D / Council Tax Band C / Freehold
- Potential To Extend Subject to Planning Consents



A wonderful opportunity to purchase this DETACHED THREE BEDROOM PROPERTY OCCUPYING A PRIME CORNER PLOT.

Located on STANFELL ROAD in the desirable suburb of KNIGHTON the property is well situated for all local amenities and close to the Queens Road shopping parade.

The accommodation briefly comprises a porch leading into an entrance hallway, through lounge, kitchen with a separate breakfast room and a downstairs W/C. To the first floor there are THREE BEDROOMS and a bathroom. Outside are established gardens to front and rear and a DETACHED GARAGE and driveway.

In need of some modernisation the property has scope for extension subject to the normal planning consents.

CALL BARKERS ON 0116 2709394 to VIEW this property.

PORCH

Glazed door into the porch with a window to front aspect. Double wooden doors leading into:



OPEN PLAN LOUNGE / DINER **26'0" x 10'9" (7.927 x 3.298)**

Coving, electric fireplace, double glazed bay window to front aspect, two radiators and double glazed sliding patio doors to rear:



ENTRANCE HALL

14'7" x 6'4" (4.458 x 1.949)

Radiator and stairs giving access to the first floor



OTHER ASPECT



KITCHEN
14'11" x 10'0" (4.553 x 3.053)

Fitted units with worktops over, gas point, sink with drainer, plumbing for washing machine, double glazed window to rear and side aspect:



BREAKFAST ROOM
8'8" x 7'9" (2.652 x 2.384)

Radiator, double glazed windows to rear and side aspect. Door leading to rear garden:

DOWNSTAIRS W/C
Low level W/C.

FIRST FLOOR LANDING
Frosted double glazed window to side elevation:



OTHER ASPECT



BEDROOM ONE
10'3" x 10'10" (3.136 x 3.305)

Radiator, coving and double glazed window to front elevation:

OTHER ASPECT



BEDROOM TWO
12'6" x 10'10" (3.832 x 3.304)

Radiator, coving and double glazed window to rear elevation:



BEDROOM THREE
7'8" x 6'11" (2.361 x 2.113)

Radiator, double glazed window to front elevation.



OTHER ASPECT



BATHROOM
9'1" x 6'4" (2.776 x 1.942)

Bath with electric shower over, low level W/C, pedestal wash hand basin, built in cupboard housing 'Ideal' gas boiler, radiator, part tiled walls, access to loft (Boarded), frosted double glazed window to side and rear elevations:



OUTSIDE

To the FRONT: Established garden to the front mainly laid to lawn and a path to the front door.

To the REAR is a metal gate leading you through to a patio area with steps leading down to the garden which is mainly laid to lawn with mature flower borders, trees and shrubs, green house, and outside tap.

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



DETACHED GARAGE

Accessed via double gates from Craighill Road, brick built garage and a driveway for car standing:



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

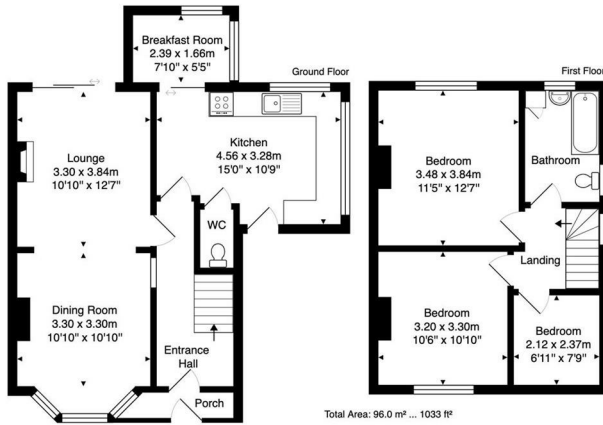
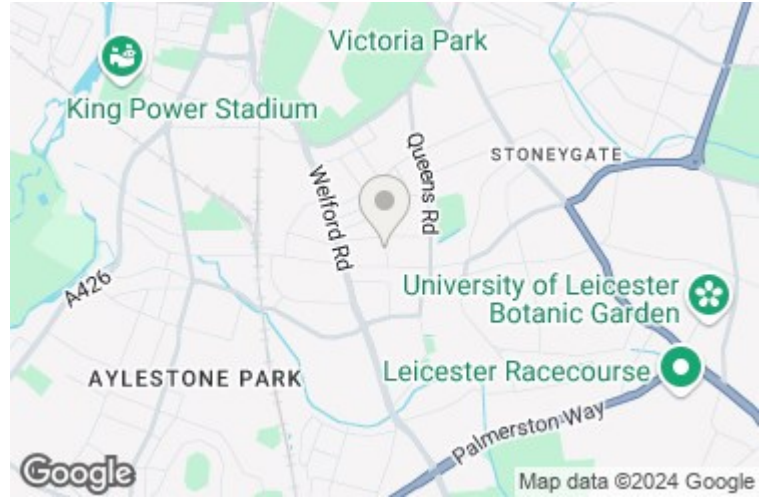
Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm

OTHER ASPECT



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			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(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 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	

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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

