



**PRICE GUIDE £400,000 - £425,000**

**Carisbrooke Road, South Knighton, Leicester, LE2 3PE**

- Extended Semi Detached Corner Property
- Through lounge/diner
- Breakfast Kitchen
- Utility Room
- EPC Rating B Council Tax Band C
- Four/Five Bedrooms
- Downstairs W/C
- Three shower rooms
- Garage / Freehold / Solar Panels
- Sold With No Chain



GUIDE PRICE £400,000- £425,000

A SPACIOUSLY EXTENDED SEMI DETACHED CORNER home offered for sale with no upper chain.

Located in the popular location of SOUTH KNIGHTON this property has so much to offer.

It was re designed by the current owner and makes a wonderful family home.

On the ground floor there is a through lounge diner, Breakfast kitchen, utility, downstairs cloakroom and another reception room which has been used as a bedroom with an en-suite shower room.

The first floor comprises three bedrooms and and a shower room.

The second floor provides a study and a further bedroom with an en-suite shower room.

Great for the local schools and universities and with Knighton Park just opposite this property is so well located and early viewing is strongly recommended.

#### **PORCH**

**5'4" x 5'3" (1.64 x 1.61)**

Double glazed front door, radiator, two windows to side aspects, wooden door leading into,

#### **ENTRANCE HALLWAY**

**9'0" x 7'8" (2.76 x 2.34)**

Radiator, built in under stairs cupboard, two built in cupboards, wooden door leading into,

#### **INNER HALL**

**13'5" x 4'6" (4.11 x 1.39)**

Tiled floor, radiator, large built in cupboard with sliding doors.



#### **THROUGH LOUNGE/DINER**

**28'6" to bay x 11'8" (8.69 to bay x 3.57)**

Wooden floor, electric flame effect fire, two radiators, double glazed bay window to front aspect with fitted shutters, double glazed windows and door to rear elevation leading out onto the garden.





**RECEPTION ROOM (currently used as bedroom 5)**  
**14'6" to bay x 9'0" (4.44 to bay x 2.76)**

Access to roof space, radiator, double glazed bay window to front aspect with fitted shutters.



**EN-SUITE SHOWER ROOM**  
**7'5" max x 5'5" (2.27 max x 1.66)**

Velux window, bidet, low level W/C, shower cubicle with electric shower, glass bricks to side aspect, tiled floor, part tiled walls, heated towel rail, under floor heating.

**DOWNSTAIRS CLOCKROOM**

Low level W/C, vanity unit, part tiled wall, tiled floor.



**KITCHEN/BREAKFAST ROOM**  
**17'9" x 12'2" (5.43 x 3.73)**

Fitted units with worktops and tiled splash backs, 'Neff' electric hob with extractor above, space for F/F, sink with drainer, plumbing for D/W, tiled floor, radiator, electric double oven, two double glazed windows to rear aspect with pair of matching double glazed doors to side elevation leading out onto the garden.



#### UTILITY ROOM

**9'8" x 6'6" (2.96 x 2.00)**

Built in cupboards, plumbing for W/M, Velux window, double glazed door to side aspect, door leading into kitchen, door leading into second reception room/bedroom five

#### STAIRS

leading to first floor landing



#### BEDROOM ONE

**13'8" x 11'8" (4.18 x 3.58)**

Double glazed bay window to front elevation with fitted shutters, coving, radiator.



#### BEDROOM TWO

**11'8" x 9'0" (3.57 x 2.76)**

Fitted wardrobes with sliding mirrored doors, radiator, double glazed window to rear elevation.



#### BEDROOM THREE

**12'9" x 7'8" (3.89 x 2.35)**

Radiator, double glazed window to front aspect.



#### **SHOWER ROOM**

**8'5" x 7'8" (2.58 x 2.34)**

Shower cubicle with mains shower, pedestal wash hand basin, low level W/C, cupboard housing 'Worcester' boiler, heated towel rail, tiled walls and floor, radiator, plumbing for W/M, double glazed frosted window to side and rear aspects.

#### **STAIRS**

Leading to second floor



#### **STUDY**

**14'8" x 7'1" (4.49 x 2.16)**

Three Velux windows, two built in cupboards with eaves storage, radiator.



#### **BEDROOM FOUR**

**11'10" x 10'9" (3.63 x 3.29)**

Built in wardrobe, large triple glazed roof skylight, radiator, Velux window to side elevation, pair of double glazed doors as a Juliet balcony and double glazed window to side aspect.



#### **EN-SUITE SHOWER ROOM**

**9'1" x 2'10" (2.79 x 0.88)**

Shower cubicle with mains shower, low level W/C, wash hand basin with cupboard below, heated towel rail, tiled floor, part tiled walls, double glazed window to rear aspect.



### OUTSIDE

Patio area, mainly laid to lawn with established flower borders and a selection of shrubs, water tap.

To the front of the property is a brick wall wrapping around the house, metal gate and benefits from a selection of mature hedges, there is also a wooden gate to the front leading into the rear garden.

### GARAGE

Accessed via Ring Road, Up and over door, door to side leading into rear garden.



### 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.

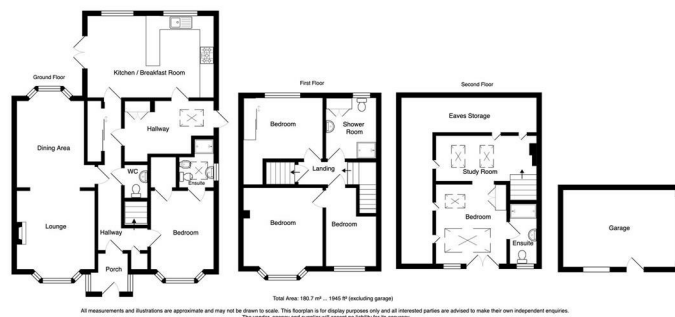
### VIEWING TIMES

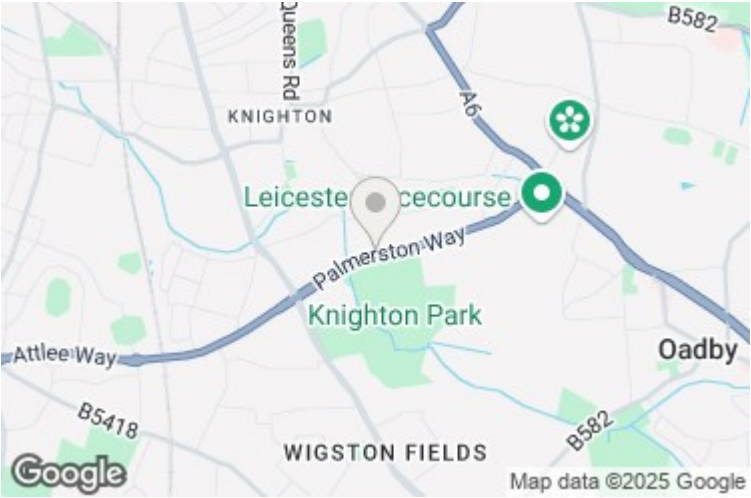
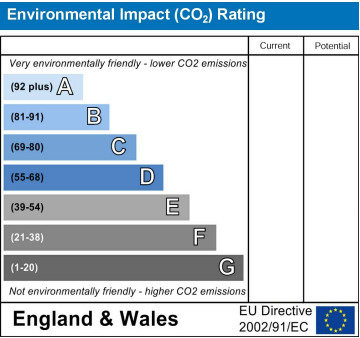
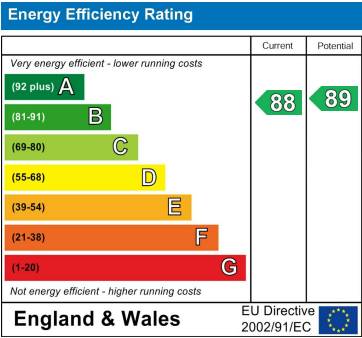
Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm





# 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

