



Asking Price £780,000

Knighton Drive, Stoneygate, Leicester, LE2 3HD

- Imposing Six Bedroom Victorian Property Situated Over Four Floors
- Entrance Hallway
- Kitchen / Diner & Utility Room
- Upstairs Bathroom & En Suite
- EPC Rating D / Council Tax Band F
- Stoneygate Location
- Two Reception Rooms
- Converted Lower Ground Floor
- Off Road Parking & Garage
- Freehold



A beautifully appointed SIX BEDROOM VICTORIAN semi-detached property arranged over FOUR FLOORS located in the highly desirable city suburb of Stoneygate in the Conservation Area. Well situated for the City Centre with easy access to the mainline station. Local shopping can be found in the nearby fashionable shopping parades on Queens Road, and Allandale Road. There are also excellent state and private schooling within the area along with recreational facilities.

Internally the property retains a wealth of original features throughout and briefly comprises of entrance hall with two reception rooms, kitchen / diner and utility room. Stairs to lower ground floor which is currently used as a games room, wine cellar. On the first floor there are three bedrooms, one with an adjoining dressing area and other with an en-suite shower room and a separate family bathroom. Further stairs leading to the top floor which has three further bedrooms and storage cupboard.

Externally the property has a good sized rear rear garden with patio and lawned area. Off Road Parking to the front with useful garage space.

Call Barkers on 0116 2709394 to arrange a viewing!



LOUNGE

17'6" (into bay) x 14'11" (5.34 (into bay) x 4.56)

Bay sash window to front aspect, two cast iron radiators, oak flooring, cast iron feature fireplace, coving, skirting, ceiling rose:



ENTRANCE HALLWAY

Original front door with leaded stained glass insets, parquet flooring, dado rails, skirting, cast iron radiator, original feature stained glass double height window to side aspect:



DINING ROOM

17'9" x 14'4" (5.424 x 4.39)

Cast iron fireplace with wood surround, bay window to side elevation, oak flooring, two cast iron radiators, skirting, coving, ceiling rose, window to side aspect & double doors leading to rear garden:



INNER HALLWAY

Milton tiled flooring, dado rail:

DOWNSTAIRS W/C

Low level W/C, vanity wash hand basin, frosted window to side elevation, built in cupboard:



LOWER GROUND FLOOR

12'4" x 11'9" (3.78 x 3.60)

Window to front elevation, extractor on ceiling, two built in cupboards one housing meters and fuse box, radiator and further rooms with plumbing for washing machine and wine storage:



KITCHEN / DINER

12'0" x 12'10" (3.67 x 3.92)

Range of wooden fitted units with granite worktops, Stoves gas range cooker, extractor above, integrated dishwasher and fridge, Franke twin stainless steel undermount sink, tiled floor, ceiling spotlights, two radiators, window to side aspect.

UTILITY ROOM

9'9" x 8'10" (2.98 x 2.70)

Fitted units with worktop and built in sink, 'Worcester' boiler, tiled floor, window and door to rear garden:



FIRST FLOOR LANDING

A bright landing, skirting, ceiling coving, cast iron radiator, window to side elevation:



BEDROOM ONE

17'5" (into bay) x 15'0" (5.33 (into bay) x 4.59)

Bay sash window to front aspect, parquet flooring, skirting, coving, ceiling rose, cast iron radiator, feature fire place with tile hearth, arch leading into:



BEDROOM TWO

17'1" x 14'6" (5.21 x 4.42)

Feature fireplace with wooden surround, skirting, coving, parquet flooring, cast iron radiator, window to rear elevation, ceiling rose.



DRESSING AREA

5'5" x 7'1" (1.67 x 2.16)

Window to front, cast iron radiator, skirting, coving, parquet flooring, fitted wall to ceiling wardrobe.



ENSUITE SHOWER ROOM

4'11" x 8'0" (1.50 x 2.46)

Step down to the en-suite, corner shower cubicle with mixer shower, wall mounted wash hand basin, low level W/C, heated towel rail, part tiled walls, tiled floor, frosted window to side.



BEDROOM THREE/ STUDY
10'5" x 10'0" (3.18 x 3.07)

Radiator, coving, sash window to rear elevation.



BEDROOM FOUR
15'4" x 15'0" (4.68 x 4.58)

Cast iron radiator and feature fireplace, window to front aspect.



BATHROOM
11'6" x 8'11" (3.53 x 2.73)

Bath, low level w/c, wall mounted wash hand basin, heated towel rail, shower cubicle with mixer shower, part tiled walls, tiled floor, frosted window to the side.,

SECOND FLOOR LANDING
11'10" x 6'11" (3.62 x 2.12)

Access to loft:



BEDROOM FIVE
14'5" x 10'9" (4.40 x 3.29)

Cast iron radiator, window to rear elevation:



BEDROOM SIX
14'7" x 9'10" (4.45 x 3.00)

Cast iron radiator and feautre fireplace, window to rear elevation.



GARAGE
16'2" x 9'3" (4.94 x 2.84)

Up and over door, with door leading to the rear garden.



OUTSIDE

Walled frontage, there is a graveled driveway providing ample off road parking.

To the rear of the house is a lovely low maintenance garden with separate patio leading to lawn and two outbuildings.

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.

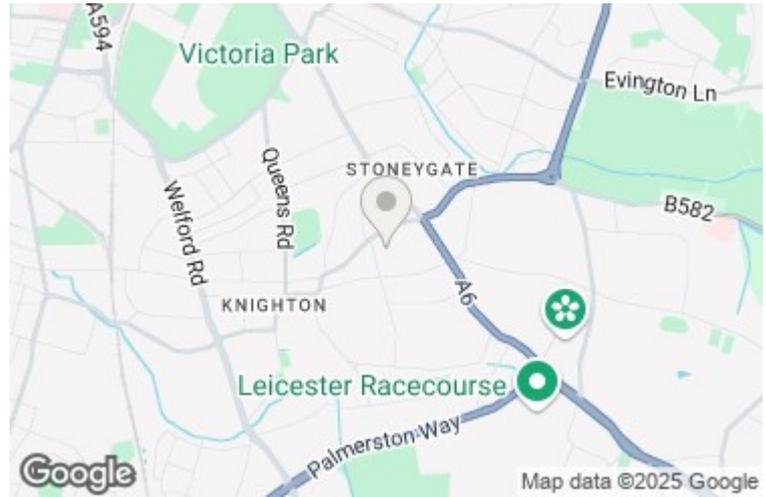
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5.30pm,

Saturday 9am - 4pm,



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



Total Area: 296.5 m² ... 3137 ft² (including garage)
 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		55	74
	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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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

