



Guide Price £280,000 - £290,000

Knighton Lane East, Leicester, LE2 6FT

- Semi Detached Property
- Lounge
- Kitchen
- Bathroom
- EPC Rating C Council Tax Band B
- Three Bedrooms
- Dining room
- Conservatory and Downstairs W/C
- Large Garden with Car Port and Parking
- Freehold



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A spacious **THREE BEDROOM** semi detached home with **OFF STREET PARKING** and a **LARGE REAR GARDEN**.

The home briefly comprises of an entrance hallway, lounge, dining room, kitchen, conservatory and W/C on the ground floor.

On the first floor there are three bedrooms and a bathroom.

Ideally situated within the popular city suburb of **KNIGHTON FIELDS**, being well served for Leicester University, the City Centre, renowned local schooling and the fashionable Queens Road shopping parade with its array of specialist bars, bistros.



ENTRANCE HALLWAY

Double glazed front door, alarm panel, staircase rising to first floor, radiator, under stairs cupboard housing fuse box and meters with a double glazed frosted window to side aspect.



LOUNGE

13'5" to bay x 11'7" (4.11 to bay x 3.54)

Picture rail, decorative wooden fireplace surround, radiator, double glazed bay window to front aspect, opening into,



DINING ROOM

14'2" max x 10'4" (4.33 max x 3.16)

Picture rail, radiator, double glazed windows and doors to rear aspect.



OTHER ASPECT



CONSERVATORY

13'5" x 6'1" (4.10 x 1.87)

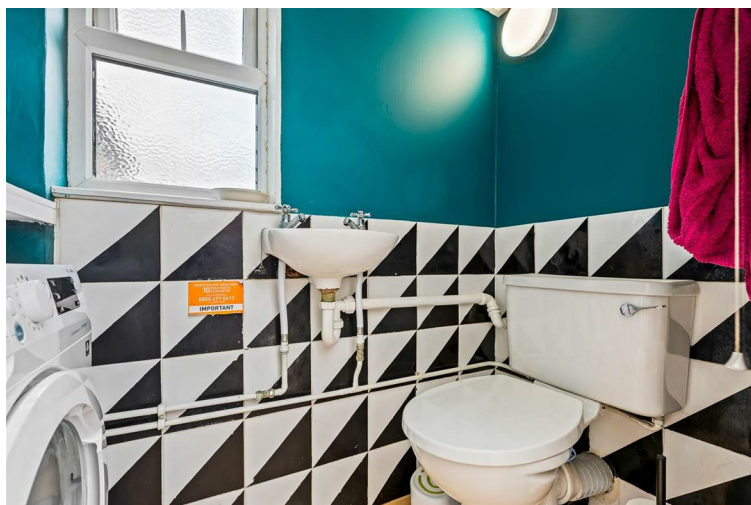
Double glazed sliding doors to rear aspect leading onto decking area, power point, double glazed windows to side and rear aspects, folding door into,



KITCHEN

10'1" x 10'4" (3.09 x 3.15)

Fitted units with worktops, four ring gas hob, integrated double electric oven, sink with drainer, space for fridge freezer, plumbing for dish washer, 'Worcester' boiler, double glazed window to rear aspect and double glazed stable door to side elevation.



DOWNSTARIS W/C

6'5" x 3'0" (1.98 x 0.93)

Low level W/C, wash hand basin, plumbing for washing machine, part tiled walls, frosted double glazed window to side aspect.



LANDING

Frosted double glazed window to side aspect.



BEDROOM TWO

13'8" x 10'5" (4.19 x 3.19)

Picture rail, radiator, double glazed window to rear aspect.



BEDROOM ONE

14'3" to bay x 10'6" (4.35 to bay x 3.21)

Fireplace, picture rail, two fitted wardrobes, radiator, double glazed bay window to front aspect.;



BEDROOM THREE

8'10" max x 7'0" (2.71 max x 2.15)

Picture rail, radiator, double glazed window to front aspect.



BATHROOM

9'5" x 6'10" (2.88 x 2.10)

Bath with mains shower, vanity wash hand basin, low level W/C, access to loft, radiator, tiled floor, part tiled walls, double glazed frosted window to side and rear aspects.



OUTHOUSE

16'0" x 7'6" (4.88 x 2.31)

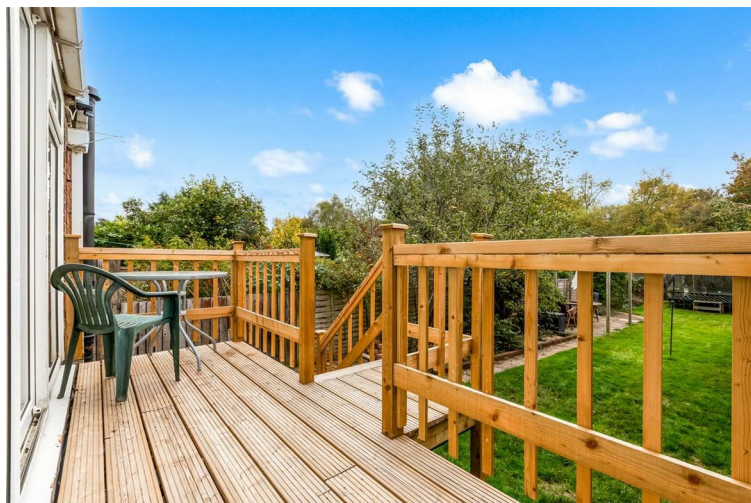
Wooden door to side aspect, power, window to front and side aspects.



OUTSIDE

Decking area, with steps down into a large mature rear garden mainly laid to lawn with flower border with mature trees and shrubs, paved seating area with power, shed, water tap and at the bottom is a paved area providing off street parking for various vehicles with two large metal gates accessed via a side road for residents.

To the front of the house you have a paved driveway and a wooden gate to the side leading into the 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.

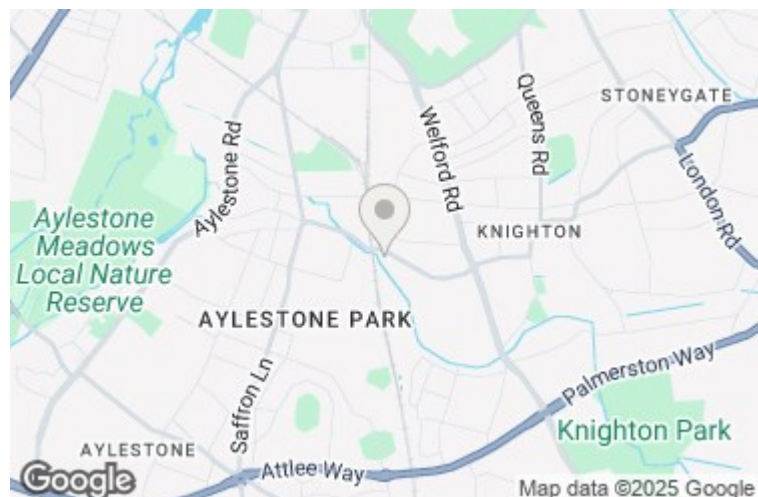
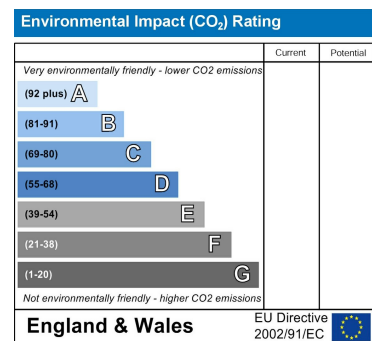
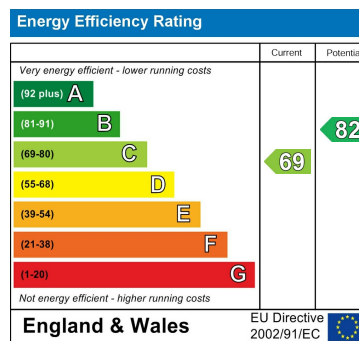
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm



Barkers

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THINKING OF SELLING?

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- Accompanied viewing service
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- 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

