SALES
LETTINGS
MORTGAGES
MANAGEMENT

Barkers Est.1985









# Asking Price £600,000

## Shanklin Drive, South Knighton, Leicester, LE2 3QF

- Detached Corner Property
- Four Double Bedrooms
- Lounge
- Dining Room
- Study
- Breakfast kitchen
- Principle Bedroom with Dressing Area and En-suite
- Garage
- EPC Rating C Council Tax Band F
- Freehold




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79 Queens Road, Clarendon Park, Leicester, LE2 1TT
T: 0116 2709394 queensroad@barkers1985.com

Barkers are delighted to offer of sale this handsome modern DETACHED corner property in one of Leicester's most sought after roads in KNIGHTON.

The home boasts FOUR DOUBLE BEDROOMS and THREE RECEPTION rooms.

Being sold with NO UPPER CHAIN this is a fantastic opportunity to purchase this well presented home.

Briefly comprising an entrance hall, lounge, dining room, study, breakfast-kitchen, utility room and downstairs W/C on the ground floor.

On the first floor is the principle bedroom benefiting from a dressing area and en-suite and three further bedrooms and a bathroom.

To the rear is a well established garden mainly laid to lawn with seating areas.

To the front of the property is a block paved driveway with access to garage.



**LOUNGE**
**22'3" x 12'4" (6.79 x 3.78)**
Gas fireplace with surround and tiled inset, coving, two radiators, double glazed bay window to front aspect, pair of double glazed doors and windows to rear aspect.



**ENTRANCE HALL**
Double glazed front door, coving, two radiators, frosted double glazed window to front aspect.



**OTHER ASPECT**



**DINING ROOM**
**14'8" to bay x 9'11" (4.48 to bay x 3.04)**
Coving, radiator, double glazed bay window to rear aspect.



**STUDY**
**10'0" x 8'4" (3.05 x 2.55)**
Spot lights, under floor heating, double glazed bay window to front aspect.



**BREAKFAST KITCHEN**
**15'8" x 12'8" (4.78 x 3.87)**
Fitted units with quartz worktops and matching splashbacks, 'Franke' undermount sink, 'Neff' induction hob with extractor above, integrated 'Neff' Microwave and double oven with plate warmer, integrated dishwasher, fridge and washing machine, tiled floor, radiator, spot lights, underfloor heating, double glazed window to side and rear aspect, double glazed door to side.



**UTILITY ROOM**
**8'4" x 5'5" (2.56 x 1.66)**
Fitted units with quartz worktop and matching splashback, integrated tumble dryer, tiled floor, spot lights,

**DOWNSTAIRS W/C**
**6'0" x 3'4" (1.85 x 1.02)**
Vanity unit, low level W/C, tiled floor, spot lights, alarm panel, radiator, double glazed frosted window tro side aspect.


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**LANDING**
Access to loft, built in cupboard housing water tank, coving, double glazed window to front aspect.



**DRESSING AREA**
**9'6" x 6'0" (2.92 x 1.85)**
Fitted wardrobes with built in dressing table, coving, spot lights, radiator, double glazed window to rear aspect.



**PRINCIPLE BEDROOM**
**16'7" max x 9'8" (5.07 max x 2.97)**
Fitted wardrobes, coving, radiator, double glazed window to front aspect.



**ENSUITE SHOWER ROOM**
**9'6" x 5'10" (2.92 x 1.79)**
Vanity unit, low level W/C, walk in shower with mains shower, heated towel rail, spot lights, tiled floor, and part tiled wall, underfloor heating, frosted double glazed window to side aspect.



**BEDROOM TWO**
**11'2" x 9'8" (3.41 x 2.97)**
Fitted wardrobes, coving, radiator, spot lights, double glazed window to rear aspect.



**BEDROOM FOUR**
**11'8" x 8'2" (3.58 x 2.51)**
Coving, radiator, double glazed window to front aspect.



**BEDROOM THREE**
**11'8" x 8'5" (3.58 x 2.58)**
Coving, radiator, double glazed window to front aspect.



**BATHROOM**
**7'10" x 7'6" (2.39 x 2.30)**
Low level W/C, bath with mains shower, pedestal wash hand basin, radiator, tiled floor and part tiled walls, spot lights, underfloor heating, frosted double glazed window to front aspect.





## OUTSIDE

Pretty rear garden mainly laid to lawn with block paved seating area, and raised flower borders all well stock with established plants, bushes and shrubs, water tap, power, shed, and gate to front aspect.

To the front of the property is a block paved driveway with access to garage, flower borders with mature plants, shrubs and bushes and fence.



## GARAGE

**14'2" x 11'9" (4.32 x 3.60)**

Electric shutter door to front, 'Worcester' boiler, fuse box, power.

## 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

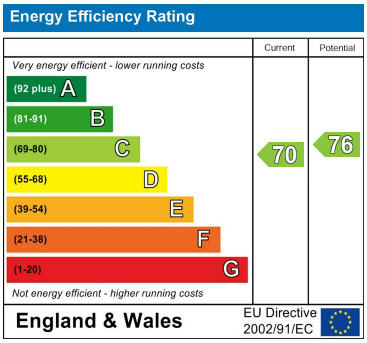


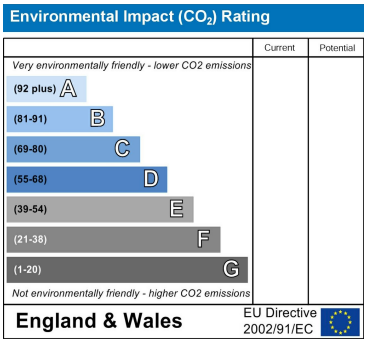
## GENERAL REMARKS

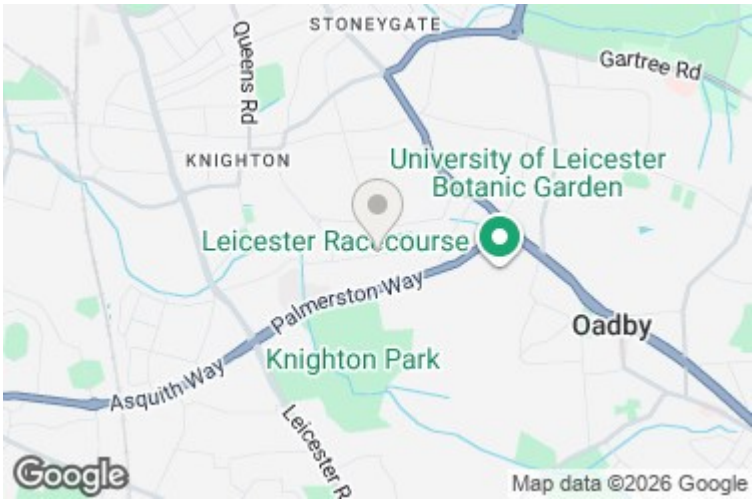
We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents 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.
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



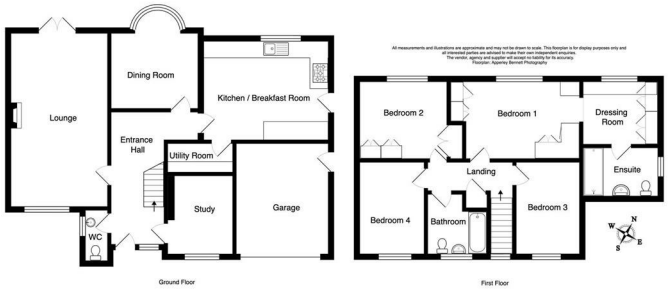



## AML DISCLAIMER

In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.
These checks are carried out on our behalf of Moverly, our approved AML provider.
A £50 fee (incl. vat) covers required data and any manual checks.
This must be paid before we can issue a memorandum of sale.
The fee is non-refundable and paid directly to Moverly. We receive a portion of this fee for facilitating the checks



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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




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