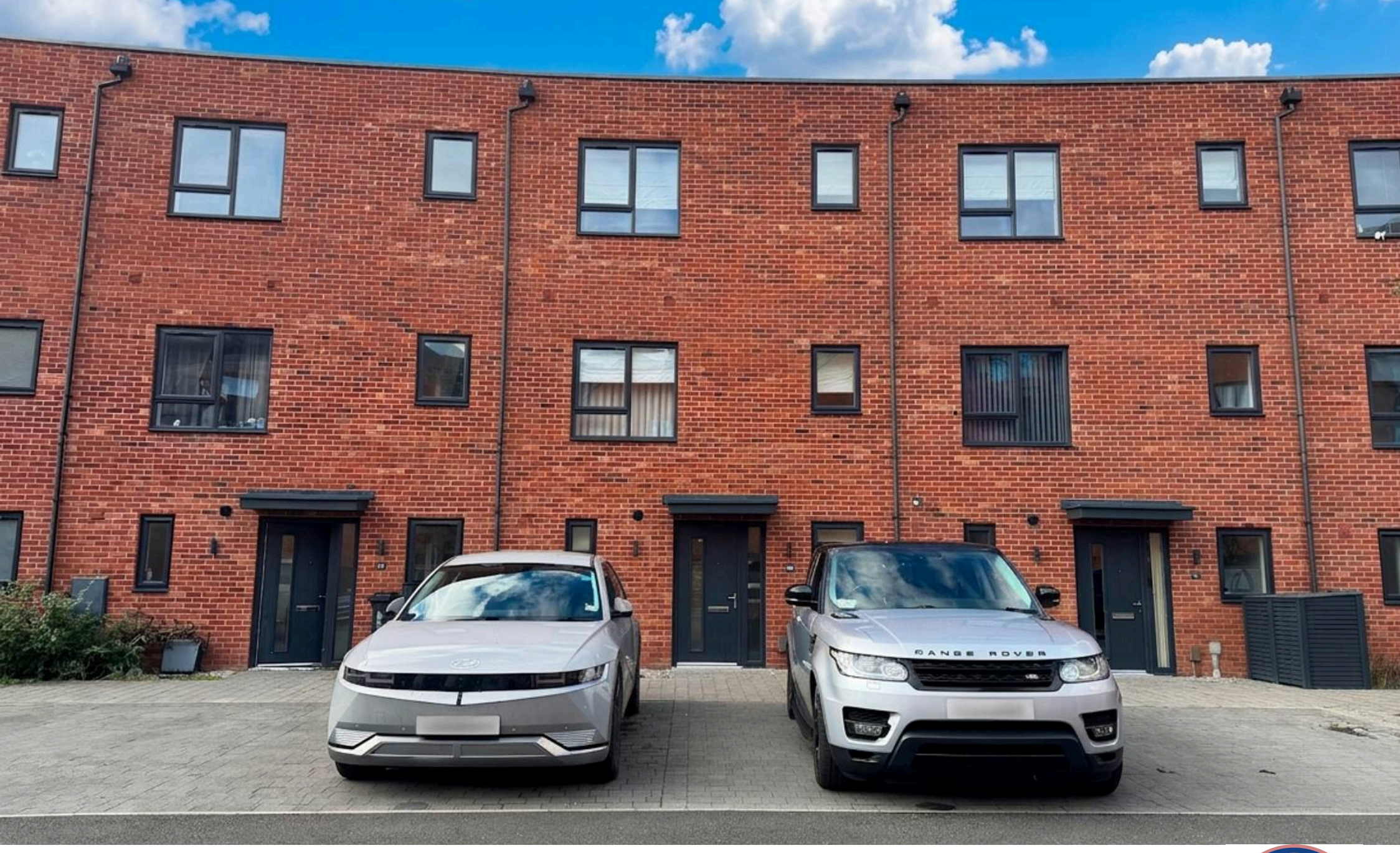


65 All Saints Road, Leicester

£349,950

ELLIOTT'S
ESTATE AGENTS

65 All Saints Road

Leicester

Council Tax band: C Tenure: Freehold

EPC Energy Efficiency Rating: B

- Want a luxurious house with a backdrop of the Grand Union Canal and waterside living then this could be the one for you
- The Barkby is a chic and exquisite modern mid town house with plenty of kerb appeal. Offering versatility and well designed accommodation being arranged over three floors
- The ground floor boast an entrance hall, WC, utility room and an office which could be used to cater your preference
- Take a seat outside in your ground floor courtyard styled garden and enjoy those views of Grand Union Canal
- Also positioned on the ground floor is an ingenious positioned open plan styled kitchen/ dining living area, amazing for entertaining in. Also with bi-folding doors to the outside space
- Wake up in the master bedroom and enjoy views of the Grand Union Canal from a Juliet balcony, this room also benefits from an en-suite
- First floor facilitates a cupboard, also hosts the bathroom, two double bedrooms and a good sized single
- Second floor showcases the lounge which features a stylish and classy fireplace, which sets the ambiance. It doesn't stop there, you also have access to a spacious terrace (facing Grand Union Canal)
- Situated within the fabulous sought-after and well located Keepmoat Waterside Development
- City styled living within a plush riverside located development. Also with the benefit of one allocated car parking space. This transaction is being offered with no onward chain



All measurements, floor areas, openings and orientations are approximate and for display purposes only.
They should not be relied upon and do not form as any part of agreement.
All parties must rely on their own inspections and no liability is taken for any errors.

65 All Saints Road

Leicester

Presenting The Barkby, an exceptional and luxurious modern mid town house set within the highly sought-after Keepmoat Waterside Development, offering a excellent opportunity for city-styled living with a stunning waterside backdrop of the Grand Union Canal. This exquisite property provides versatile and well-designed accommodation arranged over three spacious floors, delivering a seamless blend of style and functionality.

Upon entering, you are welcomed by a contemporary entrance hall that leads to a convenient WC, you have a practical utility room, and a flexible office space that can be tailored to suit your individual needs. The ground floor further impresses with an ingeniously positioned open-plan kitchen, dining, and entertaining area, perfect for hosting family and friends, and featuring bi-folding doors that create an effortless flow between inside and out. Moving to the first floor, you will find two double bedrooms, a good sized single, and a well-appointed family bathroom, as well as a useful storage cupboard with wardrobe rails. The master bedroom is a true sanctuary, offering beautiful canal views from its Juliet balcony and enhanced by a stylish en-suite. Ascending to the second floor, the lounge is a standout feature, boasting a chic and classy fireplace that sets a warm and inviting ambience. This space also provides access via bifold doors to a spacious rooftop terrace with nice views of the Grand Union Canal, making it ideal for relaxing or entertaining guests. The property is finished to a high specification throughout, ensuring a comfortable and contemporary lifestyle.

Externally to the rear are two courtyard styled area's with an outlook of the canal, and to the front is one allocated car parking space, a tap to facilitate washing your car and a bin store. This transaction is being offered with no onward chain. The Barkby is perfectly positioned within this plush riverside development, providing easy access to local amenities, transport links, and the vibrant city centre, while enjoying the opulence of waterside living.

This is a fabulous opportunity to secure a home that combines elegance, practicality, and an enviable location, making it an ideal choice for those seeking both luxury and convenience in a thriving community. Arrange your viewing today to experience the exceptional lifestyle that The Barkby and Keepmoat Waterside Development have to offer.

We are informed of an annual service charge of approximately £164.52



COURTYARD

Great space for enjoying some outdoor time, whether its sitting at a table having a drink, reading a book or watching the birds fly by.

ROOF TERRACE

A decked roof top terrace area with nice views of the canal, potentially watching the swans busk, preen and dabble in the water. This space offers a pleasant outlook which can be enjoyed throughout the year whether you are entertaining or simply relaxing.

Off street

1 Parking Space

Allocated parking

Location

Located within the executive and fabulous KEEPMOAT WATERSIDE DEVELOPMENT.. In a prime location for access to Leicester City Centre, if enjoy shopping, eating out in restaurants and like the lifestyle of city living then this home could be the one for you. The High Cross Shopping Centre which hosts an array of stores, food places, bars and a cinema is within close proximity. There are also good road links to the A46, M1/ M69 motorways and Leicester Train Station which can also be reached by foot, walking through the vibrant buzzing City Centre.























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