



Knighton Fields Road East, Leicester LE2 6DP

welcome to

Knighton Fields Road East, Leicester

Charming two-bedroom terraced home in Knighton Fields, offered with no upward chain. Featuring two reception rooms, kitchen, utility area, first-floor bathroom, and a generously sized rear garden rarely found with similar terraced properties.

Lounge

Bay window to the front, TV point and radiator.

Dining Room

Double glazed window to the rear, storage cupboard, TV point and radiator.

Kitchen

Fitted kitchen comprising wall and base units with work surfaces over, sink drainer unit, radiator, integrated oven and hob and plumbing for a washing machine or a dishwasher. Two double glazed windows to the side.

Utility Area

Fitted work surfaces, plumbing for a washing machine or a dishwasher and tiled floor.

First Floor Landing

Bedroom One

Double glazed window to the front and radiator

Bedroom Two

Double glazed window to the rear and radiator

Bathroom

Double glazed window to the rear, bath with shower over, WC, hand wash basin, radiator and towel radiator.

Rear Of Property

To the rear of the property is a generous garden which provides ample room for outdoor seating, entertaining, gardening, or family enjoyment

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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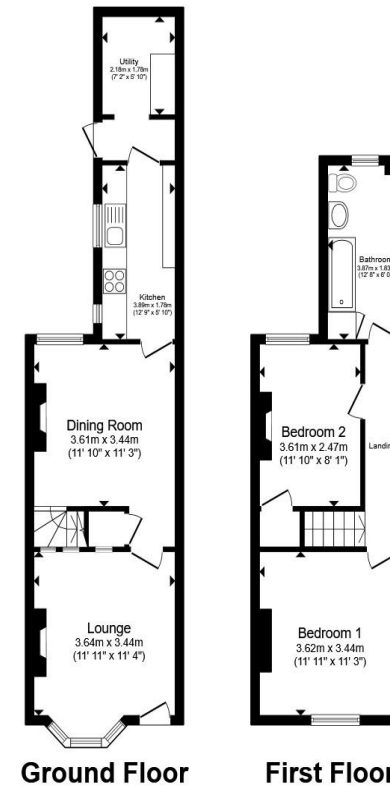
welcome to

Knighton Fields Road East, Leicester

- Traditional Terraced Layout
- Two Bedrooms
- Two Reception Rooms
- Generous Rear Garden
- No Upward Chain

Tenure: Freehold EPC Rating: C
Council Tax Band: A

offers over
£220,000



Total floor area 77.4 m² (833 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
LHS120989 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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