SALES
LETTINGS
MORTGAGES
MANAGEMENT

Barkers Est.1985

Offers Over £595,000

Carisbrooke Park, Knighton, Leicester, LE2 3PQ

- Detached Four Bed
- Family Bathroom
- Breakfast kitchen Room
- En suite Shower Room
- Freehold
- L Shaped Lounge-Diner
- Study
- Downstairs W/C
- Double Garage
- EPC Rating D Council Tax Band E

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

A FOUR DOUBLE BEDROOM DETACHED property located in a CUL-DE-SAC in Knighton, which has been in the same family ownership for 39 years.

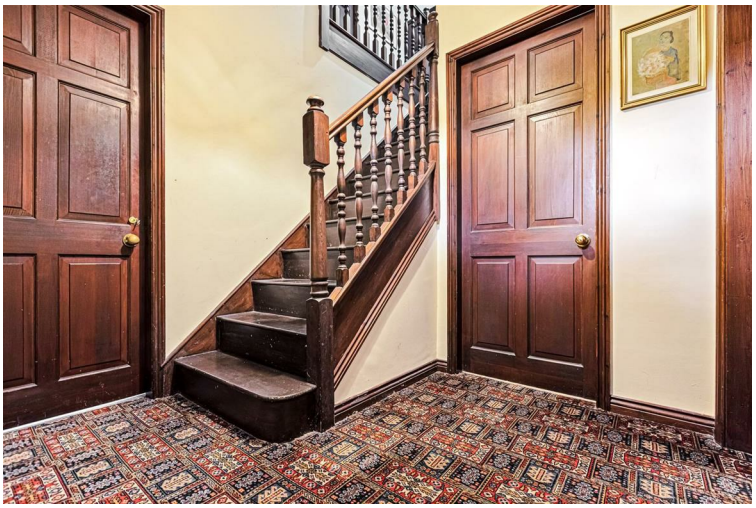
The home briefly comprises an entrance hall, L shaped lounge-diner, study, breakfast-kitchen room, utility room and downstairs W/C on the ground floor.

To the first floor there are four double bedrooms, with en-suite shower room and a family bathroom.

The house has scope to extend subject to the usual planning consents and has a good sized rear garden which backs on to Carisbrooke tennis club.

With a private driveway providing off street park this leads to the double garage.

VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394



ENTRANCE HALL
7'2" x 7'1" (2.20 x 2.17)
Double glazed front door, radiator, staircase rising to first floor.

DOWNSTAIRS W/C
5'7" x 4'6" (1.71 x 1.39)
Low level W/C, wash hand basin, radiator, built in under stairs cupboard.

STUDY
9'5" x 6'10" (2.89 x 2.10)
Radiator, fuse box, double glazed window to front aspect.

L SHAPED LOUNGE-DINER
21'7" max x 13'9" max (6.58 max x 4.21 max)
Gas fireplace with brick surround, two radiators, double glazed box bay window to front aspect and pair of double glazed doors to rear leading into the garden.

OTHER ASPECT

DINING AREA
9'3" x 9'2" (2.82 x 2.80)
Radiator, double glazed window to rear. door into,

KITCHEN/BREAKFAST ROOM
13'9" x 9'1" (4.20 x 2.79)
Fitted units with worktops and tiled splash backs, sink with drainer, electric hob oven and extractor, plumbing for washing machine, space for fridge freezer, tiled floor, radiator, double glazed door and window to rear aspect.

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OTHER ASPECT

UTILITY ROOM
7'10" x 4'6" (2.41 x 1.39)
Boiler, plumbing for washing machine, sink unit, tiled floor, radiator,

BEDROOM ONE
13'9" x 12'5" (4.20 x 3.81)
Fitted wardrobes, floor boards, radiator, double glazed windows to front aspect.

LANDING
Access to loft, built in airing cupboard housing water tank.

EN-SUITE SHOWER ROOM
6'10" x 6'2" (2.09 x 1.88)
Walk in shower cubicle with mains shower, low level W/C, wash hand basin, part tiled walls, radiator, frosted double glazed window to front aspect.

BEDROOM TWO
12'3" x 10'2" (3.74 x 3.12)
Fitted wardrobe, radiator, double glazed window to rear aspect.

BEDROOM THREE
10'1" x 9'1" (3.09 x 2.77)
Radiator, double glazed window to front aspect.

BEDROOM FOUR
9'11" x 9'8" (3.04 x 2.96)
Radiator, double glazed window to rear aspect.

BATHROOM
8'0" x 5'5" (2.45 x 1.67)
Bath, low level W/C, wash hand basin, part tiled walls, radiator, double glazed frosted window to rear aspect.

OUTSIDE
A well established garden mainly laid to lawn with hedges, trees, and shrubs, gate to front aspect.

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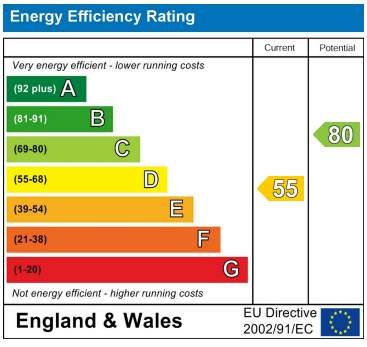
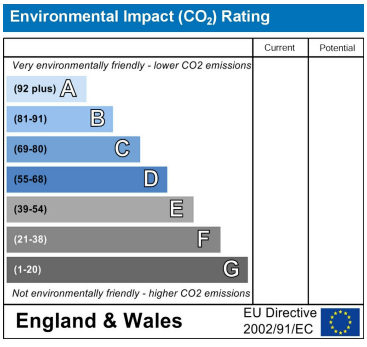
DOUBLE GARAGE
16'8" x 16'6" (5.09 x 5.03)
Two up and over doors to front, door to side aspect.

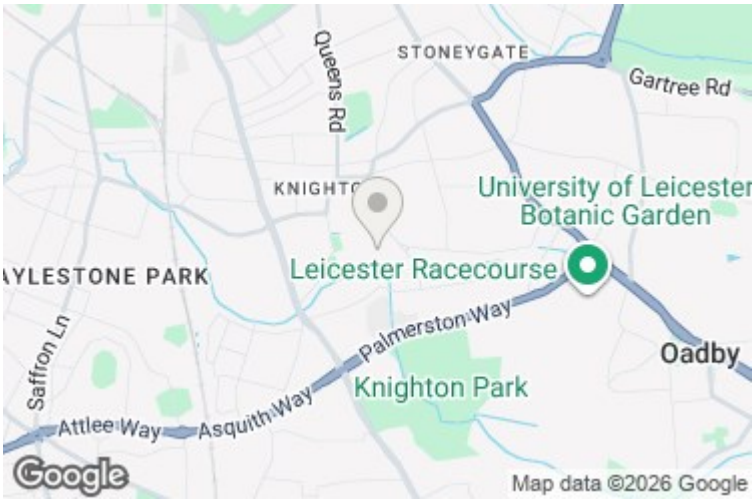
FREE VALUATION
Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

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.
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

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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Leicester Racecourse
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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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