



## Asking Price £270,000

**Knighton Fields Road West, Leicester, LE2 6LG**

- Spacious Family Home
- Lounge
- Kitchen
- Downstairs W/C
- EPC Rating D Council Tax Band A
- Three Bedrooms
- Dining Room
- Utility Room and Sun Room
- Bathroom and Shower Room
- Freehold



An extended BAY FRONTED character property located in KNIGHTON.

This spacious THREE BEDROOM home offers great entertaining space and would suit a growing family.

The home briefly comprises of an entrance hall, lounge, dining room, kitchen, utility room, sun room and downstairs W/C on the ground floor.

Upstairs there are three bedrooms a BATHROOM, separate W/c and a SHOWER ROOM.

To the rear is a courtyard garden with mature planting and seating area.

Well located close to Leicester City Centre, The Leicester Royal Infirmary and local schools and shopping.



### LOUNGE

**14'4" to bay x 12'5" (4.38 to bay x 3.80)**

Cast iron fireplace with tiled inset and tiled hearth, coving, picture rail, meter cupboard, radiator, double glazed bay window to front aspect.



### ENTRANCE HALL

Front door, tiled floor, coving, staircase rising to first floor.



### DINING ROOM

**12'9" x 11'10" (3.91 x 3.63)**

Floor boards, coving, radiator, pair of double glazed doors to rear aspect leading out into garden.



**KITCHEN**  
**16'4" x 8'0" (4.99 x 2.44)**

Fitted units with oak worktops and tiled splash backs, breakfast bar, part tiled wall, Range gas cooker, undermount butler sink, built in under stairs cupboard, space for fridge freezer, radiator, tiled floor, two double glazed windows to side aspect.



**UTILITY ROOM**  
**5'10" x 5'8" (1.80 x 1.74)**

Built in cupboard housing boiler, plumbing for washing machine and dishwasher, space for tumble dryer, built in storage cupboard, Velux window to ceiling, spot lights, frosted double glazed window to side aspect.



**OTHER ASPECT**

**INNER HALLWAY**

Tiled floor.

**DOWNSTAIRS W/C**

Low level W/C, part tiled wall, tiled floor, double glazed window to side aspect.



**GARDEN ROOM**

**9'3" x 7'5" (2.82 x 2.27)**

Radiator, double glazed windows to side aspects, stain glassed window to rear elevation, power, pair of doors to side aspect leading into garden.



**LANDING**

Access to loft, coving.



**BEDROOM TWO**

**12'0" x 11'8" (3.68 x 3.57)**

Floor boards, radiator, sash window to rear aspect.



**BEDROOM ONE**

**11'11" x 10'8" (3.65 x 3.26)**

Floor boards, radiator coving, two double glazed windows to front aspect.



**BEDROOM THREE**

**8'11" x 6'7" (2.73 x 2.01)**

Built in cupboard, floorboards, double glazed window to front aspect.



### BATHROOM

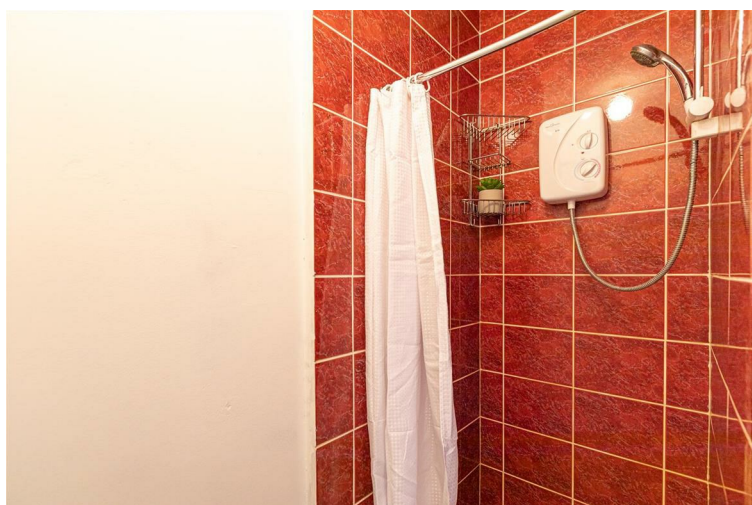
**12'0" x 8'0" (3.66 x 2.44)**

Claw legged bath, double shower cubicle with mains shower, vanity unit, heated towel rail, cast iron radiator, spot lights, frosted double glazed window to side aspect.



### SEPARATE W/C

Low level W/C, sink, part tiled walls, sash window to side aspect.



### SHOWER ROOM

**5'1" x 2'7" (1.57 x 0.80)**

Walk in shower with electric shower, tiled floor and part tiled walls.



### OUTSIDE

Pretty courtyard garden with seating area, flower border, mature trees, shrubs, and plants, water tap, gate to front 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.

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

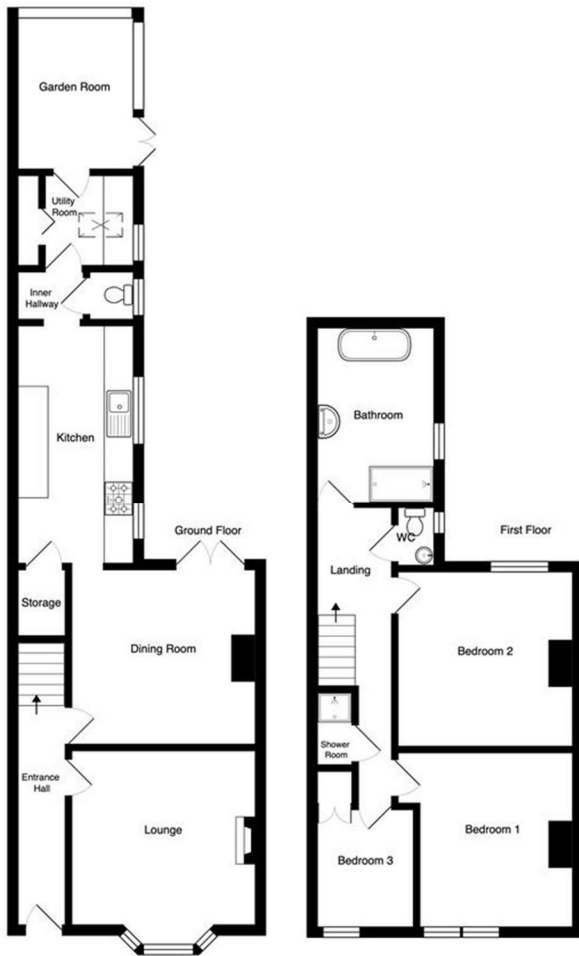
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.

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.

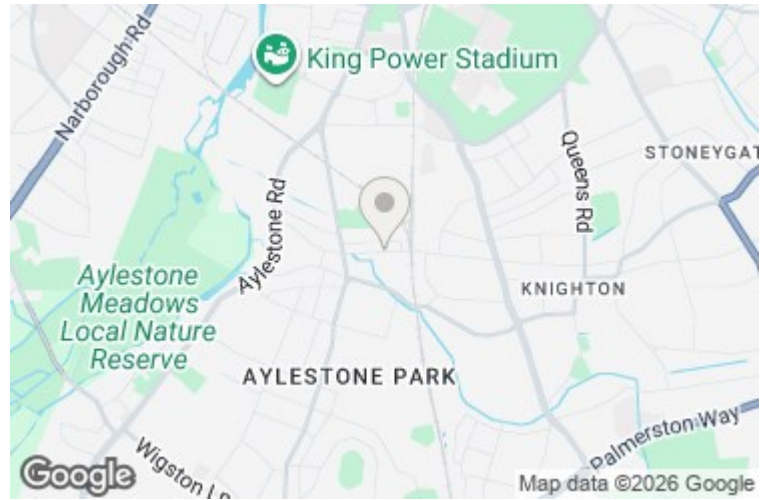
This must be paid before we can issue a memorandum of sale.

The fee is non-refundable and paid directly to Moverly. We receive a portion of this fee for facilitating the checks



Total Area: 119.9 m<sup>2</sup> ... 1291 ft<sup>2</sup>

All measurements and illustrations are approximate and may not be drawn to scale. This floorplan is for display purposes only and all interested parties are advised to make their own independent enquiries. The vendor, agency and supplier will accept no liability for its accuracy. Floorplan: Apperley Bennett Photography



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	66	79

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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**THINKING OF SELLING?**

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- 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

