



Guide Price £400,000 - £420,000

Knighton Road, Leicester, LE2 3TQ

- Bay Fronted Terraced Property
- Two Bathrooms
- Kitchen Diner
- Character Features
- Freehold
- Four Bedrooms
- Three Reception Rooms
- No Upper Chain
- Conservation area
- EPC Rating E Council Tax Band D



A beautifully presented and spacious BAY FRONTED Edwardian family home arranged over THREE FLOORS in KNIGHTON.

As soon as you enter the property you are greeted with the original Minton tiled flooring and high ceilings.

On the ground floor there are THREE RECEPTION ROOMS and a KITCHEN-DINER.

The first floor has THREE DOUBLE BEDROOMS and a bathroom.

On the second floor there is a spacious PRINCIPAL BATHROOM with EN-SUITE

The house benefits from a pleasant rear garden. and is offered for sale with NO ONWARD CHAIN.



DOWNSTAIRS W/C

Low level W/C, pedestal wash hand basin, tiled floor, radiator, cupboard under stairs housing fuse box and meter.



ENTRANCE HALLWAY

Front door, Minton tiled flooring, coving, radiator, staircase rising to first floor.



FRONT RECEPTION ROOM

14'7" to bay x 10'9" (4.45 to bay x 3.28)

Cast iron fireplace with tiled hearth and wooden surround, featured plastered star moulding on ceiling, coving, radiator, electric wall mounted heater,



REAR RECEPTION ROOM
14'2" x 11'11" (4.32 x 3.65)

Exposed brick chimney breast, radiator, double doors to rear aspect leading into rear garden, opening into;



OTHER ASPECT



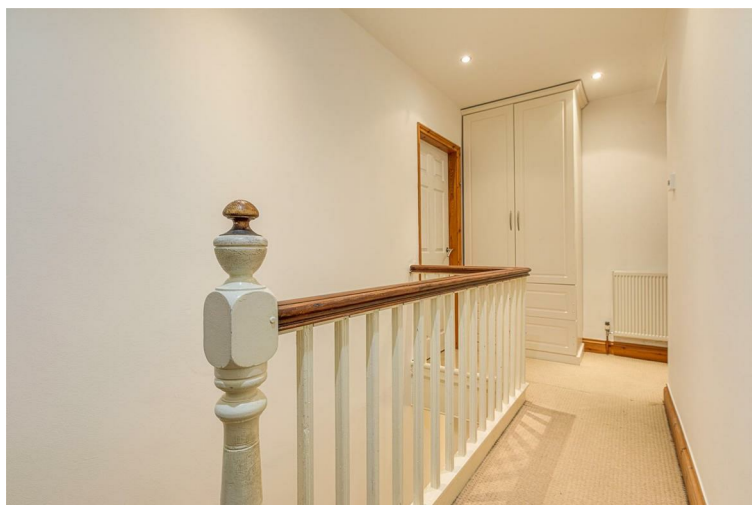
KITCHEN-DINER
21'0" x 8'7" (6.41 x 2.63)

Fitted units with worktops and tiled splash backs, sink with drainer, range cooker, integrated fridge freezer, plumbing for washing machine, built in cupboard housing boiler, radiator, tiled floor, spot lights, three windows to side aspect, door into,



RECEPTION THREE
9'10" x 8'11" (3.00 x 2.73)

Tiled floor, radiator, velux window, window to rear and side aspects, door to side aspect leading into garden.



FIRST FLOOR LANDING

Built in cupboard, spot lights, radiator, staircase rising to second floor.



BEDROOM THREE

15'2" x 9'4" (4.63 x 2.85)

Window to side and rear aspects, radiator, spot lights.



BEDROOM TWO

14'10" to bay x 15'8" (4.54 to bay x 4.79)

Bay window to front aspect, radiator, spot lights.



BEDROOM FOUR

12'0" x 9'6" (3.66 x 2.91)

Built in Cupboard, radiator, window to rear aspect.



BATHROOM

7'8" x 6'2" (2.35 x 1.89)

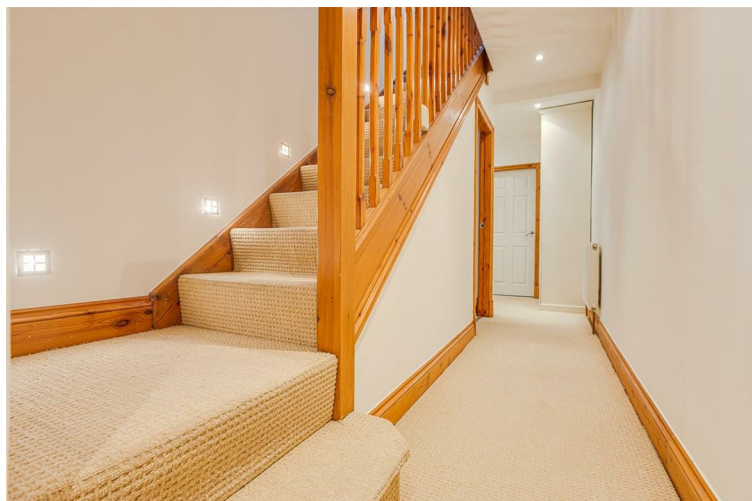
Bath, low level W/C, pedestal wash hand basin, heated towel rail, tiled floor, part tiled walls, Velux window



BEDROOM ONE

25'10" x 14'7" (7.89 x 4.47)

Built in wardrobes, radiator, spot lights, window to rear aspect, built in eaves cupboard.



SECOND FLOOR

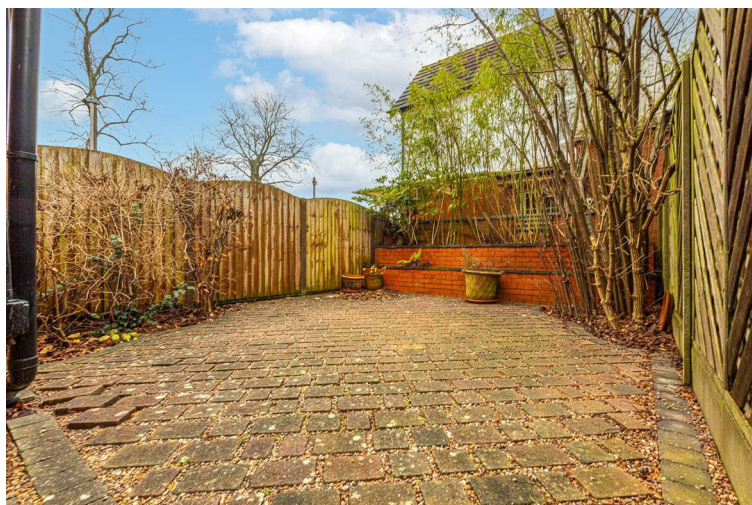
Built in cupboard, velux window to rear aspect.



EN-SUITE

12'7" x 3'4" (3.85 x 1.03)

Shower cubicle with mains shower, low level w/c, pedestal wash hand basin, velux window to rear aspect, extractor.



OUTSIDE

A pretty rear courtyard garden with establish shrubs and trees.

To the front of the property is a wooden fence with a decorative slabbed and pebble frontage.



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.

MONEY LAUNDERING

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a 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

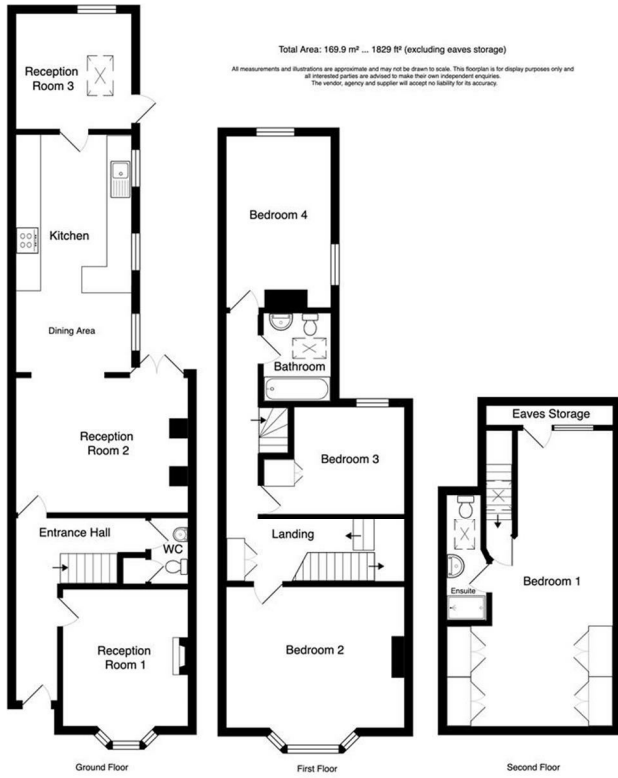
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.

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.

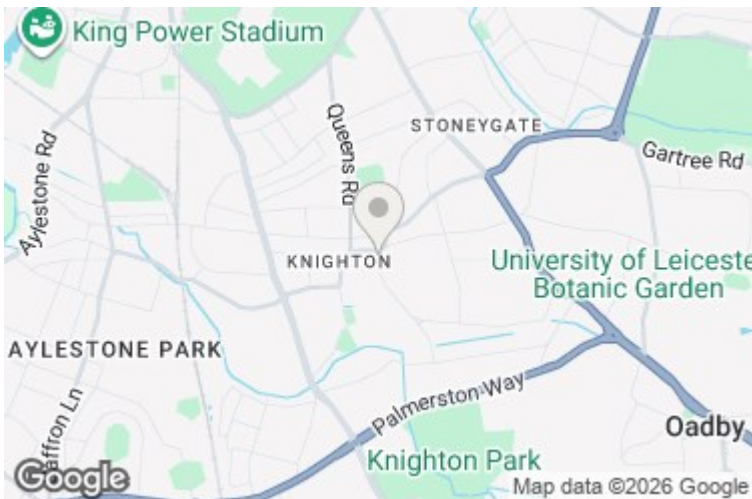
This must be paid before we can issue a memorandum of sale.

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



| 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 | | | |
| | | 49 | 80 |
| England & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| | | | |
| England & Wales | EU Directive 2002/91/EC | | |



Barkers

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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

