



£350,000

Knighton Church Road, South Knighton, Leicester, LE2 3JN

- Stunning Bay Fronted Villa
- Stylish Integrated Kitchen?Diner
- Downstairs WC
- Two Double Bedrooms
- Landscaped Front & Rear Gardens
- Elegantly Refurbished
- Spacious Sitting Room
- SG, GCH & EPC E
- Contemporary Bathroom Suite
- Highly Recommended



A STUNNING & STYLISHLY APPOINTED UNIQUE TWO BED, DOUBLE BAY FRONTED END VILLA Superbly situated on the exclusive Knighton Church Road within the fashionable and highly regarded leafy suburb of South Knighton. This elegantly presented property has been meticulously refurbished throughout retaining some period features with a blend of modern touches. The property provides well proportioned living accommodation that briefly comprises, Minton tiled entrance hallway, spacious sitting room, a bespoke kitchen/diner fitted with original Aga and a 'Wren' designed fully integrated fitted kitchen, with handy downstairs wc. To the first floor are two double bedrooms and a boutique inspired family bathroom. There is a private rear courtyard garden and a beautifully landscaped front walled garden with plenty of kerbside appeal. Internal viewing comes with the agents highest recommendation to fully appreciate the accommodation and location on offer.



FRONT RECEPTION ROOM

14'01 (bay) x 12'06 (4.29m (bay) x 3.81m)

Comprising cast iron decorative feature fireplace with tiled inset, granite hearth and surround, period ceiling coving, high gloss solid wood flooring, radiator, dual aspect original bay window to front elevation and feature window to side elevation:



ENTRANCE HALLWAY

Externally is a period style lantern pendant light fitting whilst inside comprises a Minton tiled flooring, under stair cupboard housing electric meter and consumer unit, and turned staircase to first floor:



FITTED KITCHEN / DINER

17'05 x 10'08 (5.31m x 3.25m)

Newly fitted with a 'Wren' deigned range of navy & ivory base, wall & drawer units, complete with matching dresser, wood style work surfaces over inset with 'Blanco' one & half sink unit & drainer and decorative ceramic brick tiled splashbacks. The design features a duck egg blue three oven 'Aga' with two hotplates and a suite of integrated appliances that include 'Zanussi' single electric oven, 'Neff' electric induction hob, 'Hisense' fridge/freezer and 'Beko' washing machine, having concealed wall mounted 'GlowWorm' boiler, spots to ceiling, ceramic tiled flooring & sash windows to front and side elevations:



DOWNSTAIRS WC

Comprising low level wc, wash hand basin fitted to vanity, window to side and pattern tiled 'Fired Earth' ceramic flooring:

FIRST FLOOR LANDING

Comprising over stair storage cupboard (ideal for converting to stair case for loft conversion), loft hatch and window to side elevation:



BEDROOM TWO

11'07 x 11'04 (3.53m x 3.45m)

Cast iron feature fireplace, period picture rail, spots to ceiling, access to eaves storage, radiator and sash windows to front elevation:



BEDROOM ONE

14'03 (bay) x 12'09 (4.34m (bay) x 3.89m)

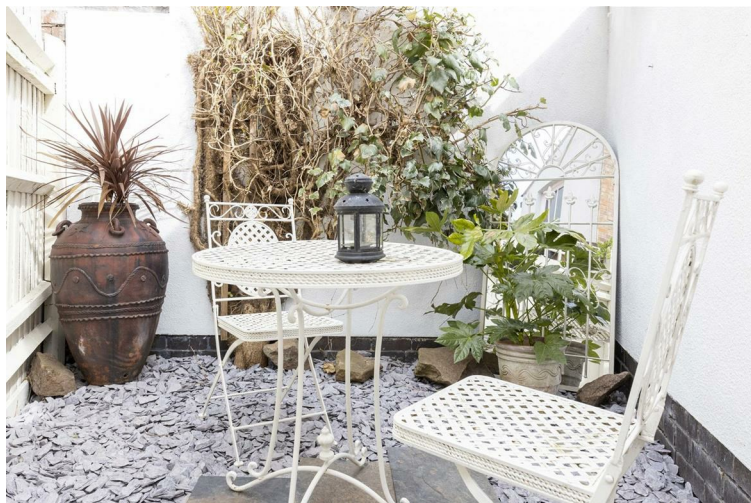
Featuring high gloss solid wood flooring, period picture rail, original bay window to front elevation and radiator:



BATHROOM SUITE & SHOWER

6'06 x 5'11 (1.98m x 1.80m)

Brand newly re-fitted with a stylish three piece suite comprising, panelled pea bath with both mixer shower and fixed rain shower over, shower screen, wall mounted floating sink unit inset to tiled splashback & low level wc, having decorative tiled surround, Victorian style ceramic tiled flooring, spots to ceiling, chrome heated towel rail and opaque sash window to rear elevation:



REAR COURTYARD

To the rear elevation is an immaculately presented courtyard garden with shale beds, white washed walls fitted with outside downlighting, providing a dawn to dusk entertainment area and benefits from one original outbuilding for storage of garden furniture & fitted with light point.



FRONT GARDEN

The front elevation has plenty of kerbside appeal, is set on a corner plot with a neat pebbled forecourt dotted with planters, a pretty flowering cherry tree and bespoke decorative metal trellis boundary fencing with matching screening in order to enjoy a private coffee on the terrace. Having paved pathway, low level boundary walled surround, outside tap, double power point and side entry to rear courtyard:

LOCATION

The property is well located for everyday amenities and services including renowned local public and private schooling including Overdale Infant and Junior Schools and nursery day-care, Leicester City Centre and the University of Leicester, Leicester

Royal Infirmary and Leicester General Hospital. The property is also within minutes' walk of Knighton Park together with Queens Road shopping parade in neighbouring Clarendon Park with its specialist shops, bars, boutiques and restaurants:

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:

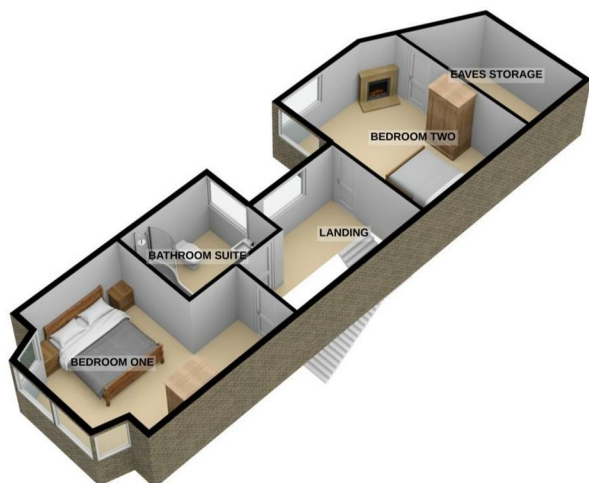
Monday to Friday 9am - 5.30pm

Saturday 9am - 4pm

GROUND FLOOR



1ST FLOOR



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	82
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	

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THINKING OF SELLING?

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- 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

