

Guide Price £525,000

Ring Road, Knighton, Leicester, LE2 3RS

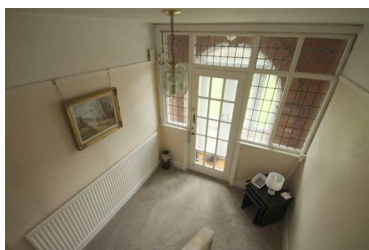
- Detached Family Property
- Five Bedrooms
- Close To Local Amenities & Schooling
- GCH, DG & EPC E
- View Now To Avoid Disappointment
- Two Reception Rooms
- Potential To Extend
- Large Private Garden
- Garage & Off Road Parking
- No Upward Chain



GUIDE PRICE £525,000 - £535,000! Barkers Estate Agents are pleased to offer an attractive 1930's DETACHED PROPERTY situated in a city suburb of KNIGHTON, being well served for renowned local schooling, Leicester University, train station, local hospitals and the fashionable Queens Road shopping parade in neighboring Clarendon Park with its array of amenities. Internally the property comprises of entrance hallway, two reception rooms, kitchen/diner, ground floor w/c, FIVE BEDROOMS, family bathroom and separate w/c. With a LARGE ESTABLISHED REAR GARDEN and garage. With gas central heating, double glazing and off road parking. OFFERED WITH NO UPWARD CHAIN. Early Viewing Is Highly Recommended.

PORCH

Accessed by double glazed doors with decorative archway above with light:



ENTRANCE HALLWAY

Accessed via wooden front with lattice windows, picture rail, radiators, under stairs cupboard housing utilities, stairs to first floor:



LOUNGE

18'3" x 14'0" (5.57 x 4.28)

Picture rail, light, electric fire with decorative surround and hearth, radiator, double glazed bay window to front aspect:



DINING ROOM

16'7" x 11'11" (5.07 x 3.64)

Picture rail, radiator, gas fire with tiled surround, double glazed bay window with french doors overlooking rear gardens:



KITCHEN / DINER

18'6" x 13'8" (5.66 x 4.19)

Large open plan kitchen/diner with a range of wooden base, upper and drawer units with under counter lighting, laminate worktops with integrated sink/drain, double oven, electric hob. Space is provided for fridge/freezer, washing machine and dishwasher. Newly fitted 'Worcester' boiler, double glazed bay window to rear aspect. Obscured glazed door leading to:



ASPECT TWO



ASPECT THREE



GROUND FLOOR WC

Part tiled walls, radiator, low level w/c, wash hand basin, double glazed window to rear aspect:

LANDING

Light and airy landing with skylight:



MASTER BEDROOM

18'3" x 14'0" (5.57 x 4.28)

Picture rail, fitted wooden wardrobes with overhead storage cupboards, radiator, double glazed window to front elevation:



BEDROOM TWO

13'5" x 14'0" (4.11 x 4.28)

Picture rail, fitted wardrobes, radiator and double glazed window to rear elevation:



UPSTAIRS WC

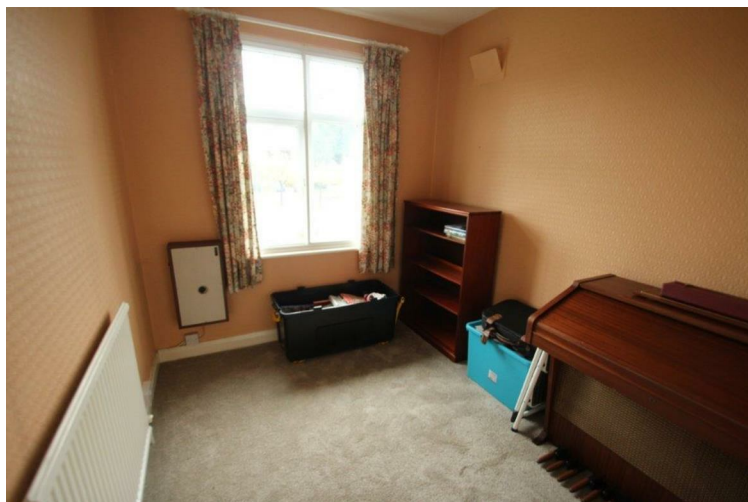
Part tiled walls, radiator, low level w/c and wash band basin. Double glazed window to side elevation:



BEDROOM THREE

10'11" x 7'11" (3.341 x 2.42)

Picture rail, radiator, wardrobe, double glazed window to rear elevation:



BEDROOM FOUR

10'0" x 7'11" (3.07 x 2.42)

Radiator and double glazed window to front elevation:



BEDROOM FIVE

8'9" x 8'0" (2.67 x 2.46)

Picture rail, radiator, window seat & double glazed bay window:



FAMILY BATHROOM

Part tiled walls, radiator and four piece bathroom suite comprising of bath with tiled surround, pedestal wash hand basin, low level w/c, corner shower cubicle and 'Mira' electric shower. Double glazed bay window to rear elevation:

GARAGE

Garage with up and over door with light and power:

FRONT OF PROPERTY

The property boasts a front lawn a tree, walled boundary and side access to the rear gardens:



REAR GARDENS

The property boasts an established large rear garden divided into two areas with fenced boundaries. There is potential to extend to the side and rear of the property (subject to normal planning consents)



ASPECT TWO



ASPECT THREE



ASPECT FOUR

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:

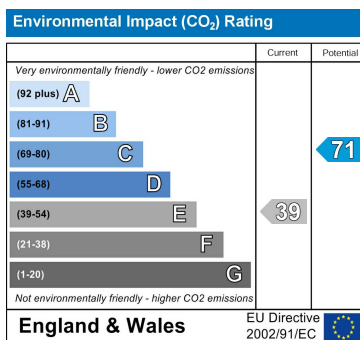
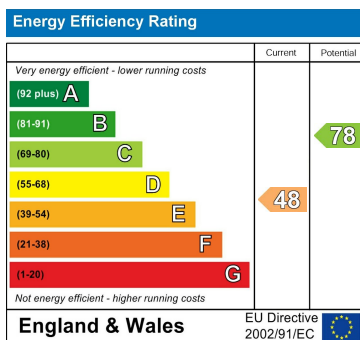
Monday to Friday 9am -5.00pm

Saturday 9am - 4pm

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





Barkers

Est.1985

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

