



## Guide Price £200,000

**Newmarket Street, Knighton, Leicester, LE2 3WQ**

- Stunning Terraced Property
- Open Plan Living / Dining
- Two Double Bedrooms
- DG, GCH & EPC B
- Immaculate Front & Rear Gardens
- Entrance Hall & Cloakroom
- Fully Fitted Kitchen
- Bathroom Suite & Shower
- Allocated Parking Space
- Available with No Upward Chain



GUIDE PRICE: £200,000 to £210,000 | A DELIGHTFULLY APPOINTED & CONTEMPORARY STYLED, MODERN MID TERRACED PROPERTY superbly situated in the sought after city suburb of Knighton, being well served for the City Centre, mainline Railway Station, Leicester University, the City Hospitals and the fashionable Queens Road shopping parade in neighbouring Clarendon Park, with its array of specialist bars, bistros and local amenities. This wonderfully presented ultra-modern & low maintenance living accommodation is ready to move straight into and would provide an ideal starter home or pied a terre whilst briefly comprising entrance hall with cloakroom / wc off, stylish open plan fitted kitchen / living room with French doors extending to garden, two generous sized bedrooms, primary featuring a Juliette balcony and a separate bathroom suite with shower. The property benefits from both a raised front forecourt, a pretty enclosed courtyard garden to rear with gated access to an allocated parking space. INTERNAL VIEWING IS HIGHLY RECOMMENDED. NO UPWARD CHAIN



**LOUNGE / DINER**  
**12'5" x 15'4" (3.78 x 4.67)**

This lovely open plan living area is finished to a high specification throughout and featuring, wood style flooring, media point, double glazed French doors extending to rear elevation and turned stairs off to the first floor:

**ENTRANCE HALLWAY**

A welcoming entrance hallway giving access to:



**STYLISH FITTED KITCHEN**  
**10'5" x 9'3" (3.18 x 2.82)**

This streamlined fitted kitchen comprises a range of Ivory hi-gloss, base, wall & drawer units with wood style work surfaces over, integrated with stainless steel electric oven, four ring hob and extractor chimney over with a matching splashback. Having concealed wall mounted 'Ideal' boiler, plumbing for washing machine and space for under counter fridge, double glazed window to front elevation:



**CLOAKROOM**

Comprising a contemporary styled low level wc and wash hand basin fitted to vanity unit:

**FIRST FLOOR LANDING**

Having loft access:



**BEDROOM ONE**  
**12'5" x 10'9" (3.78 x 3.28)**

Featuring double glazed French doors fitted with Juliette balcony extending to rear elevation, media point and radiator:



**BATHROOM SUITE & SHOWER**  
**6'10" x 5'11" (2.08 x 1.80)**

Comprising panelled bath with shower over, shower screen, pedestal sink and low level wc. Finished with decorative tiled splashbacks, wood style flooring and chrome heated towel rail:



**BEDROOM TWO**  
**12'5" x 10'7" (3.78 x 3.23)**

Comprising double glazed windows to front elevation, media point and radiator:



**FIXTURES & FITTINGS**

The vendors are prepared to leave the current furnishings, blinds & curtains : £price subject to negotiation:



### OUTSIDE

To the front are steps leading to the main entrance with immaculate colourful raised beds either side. The rear extends to an enclosed well kept patio area featuring established beds filled with seasonal planting, fenced boundaries and handy rear gated access to car park:



### ALLOCATED PARKING

Accessed via drive through tunnel, having both private allocated parking and a visitor's space:

### FREE VALUATIONS

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.

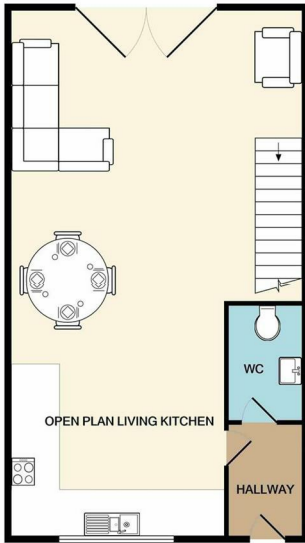
### VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am - 5.30pm

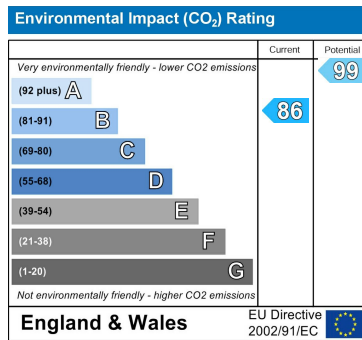
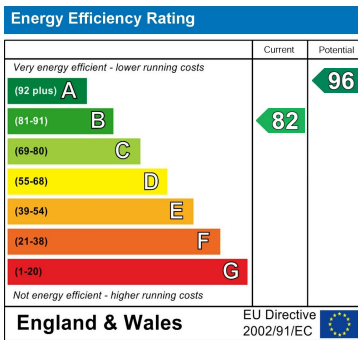
Saturday 9am - 4pm



GROUND FLOOR



1ST FLOOR



# 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

