



**£185,000**

**Asquith Boulevard, West Knighton, Leicester, LE2 6FE**

- Semi-Detached Bungalow
- Fitted Kitchen
- Wet / Shower Room
- Driveway & Garage
- Modernisation Required
- Two Reception Rooms
- Two Double Bedrooms
- Front & Rear Gardens
- GCH, Mainly DG & EPC E
- No Upward Chain



A wonderful opportunity to purchase this well proportioned two bed semi-detached bungalow situated in the popular residential city suburb of West Knighton bordering Knighton & Wigston respectively. This spacious property requires some modernisation throughout in order to provide a comfortable home, offering the potential to add value and scope to extend further (subject to obtaining the necessary planning and consent). The accommodation briefly comprises, entrance porch leading to hall, living room, kitchen, dining room, two double bedrooms and a recently re-fitted shower / wet room. Outside benefits from an enclosed front garden, driveway with off road parking for several vehicles, leading to a detached brick-built garage and access to the attractive rear garden. Early viewing is highly recommended to appreciate the potential of this property.

### **PORCH**

Leading to hallway:

### **ENTRANCE HALLWAY**

With radiator, cupboard housing meters & consumer unit, loft access:



### **LOUNGE**

**15 x 11 (4.57m x 3.35m)**

With double glazed window to the front elevation, feature gas fireplace, TV point and radiator:



### **KITCHEN**

**11 x 8'8 (3.35m x 2.64m)**

With double glazed window to the side elevation, door to the driveway and fitted with a matching range of base units with work-surface, stainless steel sink and drainer with mixer tap, tiled splash-backs, serving hatch, wall mounted 'Baxi' boiler, gas oven point, plumbing for washing machine, dishwasher and space for fridge freezer:



### **BEDROOM ONE**

**12'7 x 11 (3.84m x 3.35m)**

With double glazed window looking onto rear garden, a range of fitted wardrobes and radiator:



**SHOWER / WET ROOM**  
**6'4 x 5'5 (1.93m x 1.65m)**

With obscured double glazed window to the side elevation, this newly fitted shower room comprises walk-in shower cubicle fitted with electric 'Mira' shower, low level WC, wash hand basin, tiled splash-backs and radiator:



**BEDROOM TWO**  
**18'22 x 9'4 (5.49m x 2.84m)**

Comprising a suite of fitted wardrobes, two eaves storage cupboards, radiator and dormer window to rear elevation:



**DINING ROOM**  
**12'5 x 9'1 (3.78m x 2.77m)**

With uPVC double glazed French doors extending to the rear elevation overlooking the garden, serving hatch, radiator and stairs leading to first floor:

**FIRST FLOOR**

With window to side elevation:



**REAR GARDEN**

Featuring an attractive deep set garden that comprises crazy paved patio, over looking the established garden filled with shrub borders, some fruit trees, paved pathways, potting shed and fenced perimeter boundaries along with access to the garage and driveway with covered lean-to:



**GARAGE**  
**19'5 x 9'14 (5.92m x 2.74m)**

Having up and over door and lighting:



**FRONT GARDEN**

Front garden featuring a private hedged lawn area, pathway leading to front porch door and long driveway with parking for several cars, leading to garage:

**LOCATION**

The property is perfectly situated for everyday amenities within West Knighton along Aberdale Road such as Tesco Express and popular local schooling including Sir Jonathan North Community College and Overdale Infant & Junior Schools. Regular bus routes running to and from Leicester City Centre along Welford Road and the main ring road are also within reach giving access to M1 & M69 motorway junctions and Fosse Retail Park.

**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.

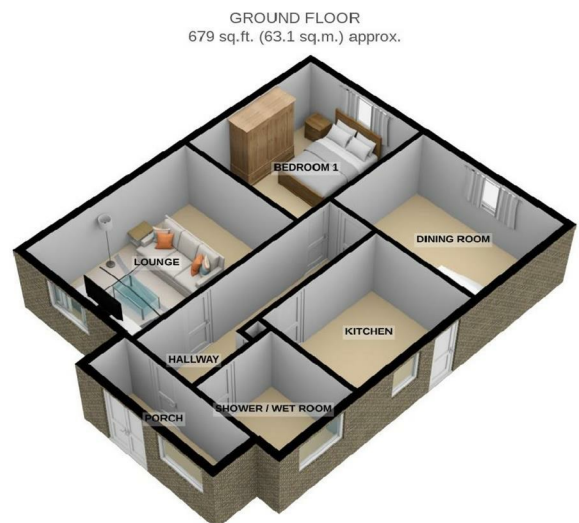
**VIEWING TIMES**

Viewing strictly by appointment through Barkers Estate Agents.

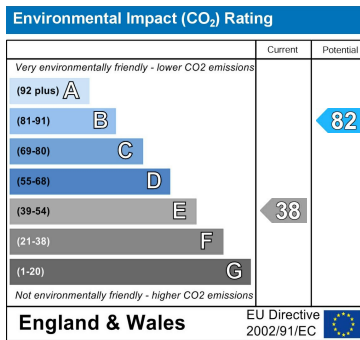
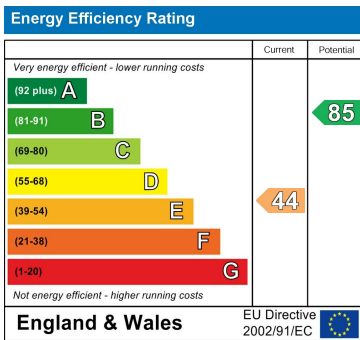
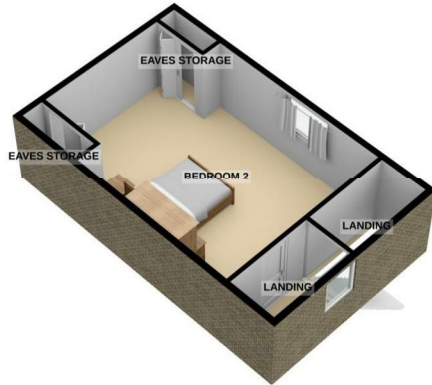
Hours of Business:

Monday to Friday 9am -5.30pm

Saturday 9am - 4pm



1ST FLOOR



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- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
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- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

