



# Asking Price £475,000

## Northcote Road, Knighton, Leicester, LE2 3FH

- Semi Detached Home
- Two Reception Rooms
- Downstairs W/C
- Good Sized Garden
- Freehold
- Four Bedrooms
- Extended Kitchen
- Bathroom
- Garage / No Chain
- EPC Rating D Council Tax Band D





A well presented FOUR BEDROOM semi detached family home located on NORTHCOTE ROAD in KNIGHTON.

This spacious property is offered for sale with NO CHAIN and briefly comprises a porch, entrance hallway, two reception rooms, a downstairs W/C and extended kitchen on the ground floor, on the first floor there are three bedrooms and a bathroom, and on the second floor is the fourth bedroom.

There is a lovely rear garden and a driveway with garage to the front.

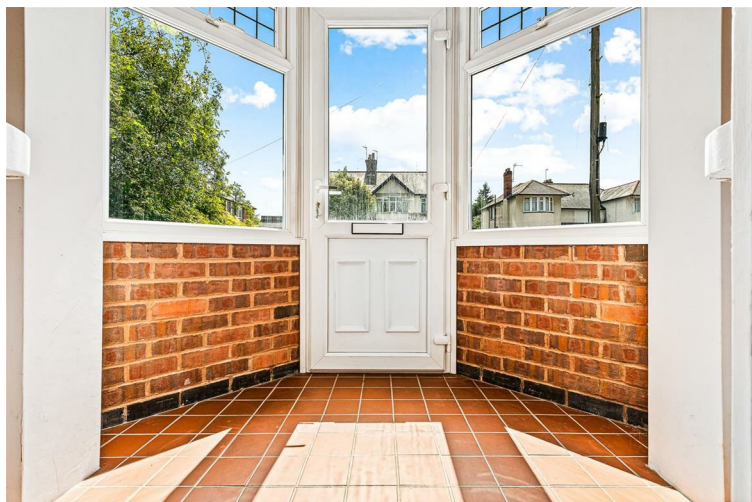
Located just off Queens Road this home is well located for Leicester City Centre, Leicester train station, and within the catchment area for local schools.

**VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394**



#### ENTRANCE HALLWAY

Two frosted windows to front aspect, stained glass window to side aspect, radiator, staircase rising to first floor, under stairs cupboard containing fuse board and electric meter



#### PORCH

Double glazed front door, two double glazed windows to front aspect, tiled floor, power point, wooden patterned glass door leading into



#### RECEPTION ONE

**14'9" to bay x 11'11" (4.51 to bay x 3.64)**

Cast iron fireplace, picture rail, radiator, floorboards, double glazed bay window to front aspect.



#### RECEPTION TWO

**17'5" to bay x 12'0" (5.33 to bay x 3.66)**

Cast iron fireplace, fitted unit to one recess, picture rail, radiator, double glazed bay window to rear aspect.

#### DOWNSTAIRS W/C

Corner wash hand basin, low level W/C, radiator, frosted double glazed window to side aspect.



#### KITCHEN

**9'9" x 9'6" (2.99 x 2.90)**

Fitted units with worktops and tiled splash backs, four ring gas hob with extractor, integrated oven and dishwasher, sink with drainer, spotlights, tiled floor, radiator, Velux window to ceiling, double glazed windows to rear and side aspects, double glazed door to front elevation.



#### KITCHEN AREA

**8'11" x 7'4" (2.73 x 2.25)**

Fitted units with worktops and tiled splash backs, cupboard housing 'Worcester' boiler, spotlights tiled floor, pair of double glazed doors to rear garden.



#### LANDING

Stained glass window to side aspect, door with staircase leading to second floor bedroom four.





**BEDROOM ONE**

**16'2" to bay x 11'11" (4.93 to bay x 3.64)**

Cast iron fireplace, picture rail, double glazed bay window to front aspect.



**BEDROOM THREE**

**8'8" x 7'5" (2.65 x 2.27)**

Picture rail, radiator, double glazed window to front aspect.



**BEDROOM TWO**

**16'5" to bay x 11'6" (5.02 to bay x 3.51)**

Picture rail, built in unit, radiator, double glazed bay window to rear aspect.



**BATHROOM**

**8'11" max x 8'0" (2.72 max x 2.44)**

Bath with mains shower, pedestal wash hand basin, low level W/C, built in cupboard, heated towel rail, tiled walls and floor, frosted double glazed windows to side and rear aspects.





#### **BEDROOM FOUR**

**15'0" x 14'10" (4.58 x 4.54)**

Velux windows to front rear and side aspects, radiator, three cupboard's with eaves storage.



#### **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



#### **OUTSIDE**

To the REAR is a paved area with steps leading down into the garden which is laid to lawn with mature flowers borders with mature shrubs and trees, shed and a water tap.

To the front of the property is a block paved drive, brick wall with pebbled area and mature tree and bush.

#### **GARAGE**

**14'11" x 7'3" (4.57 x 2.21)**

Up and over door to front, power, door to rear.



#### **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.

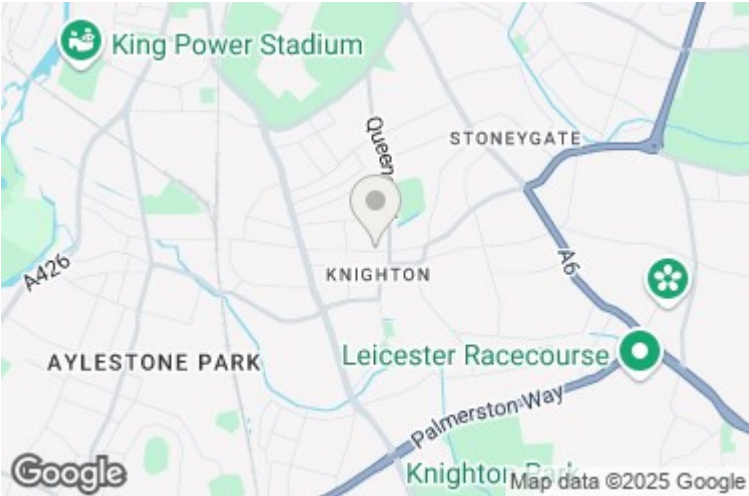
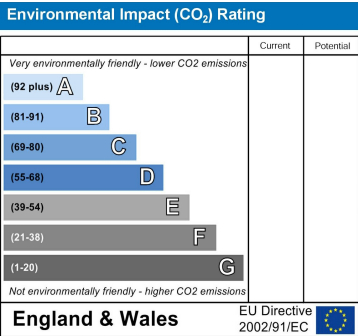
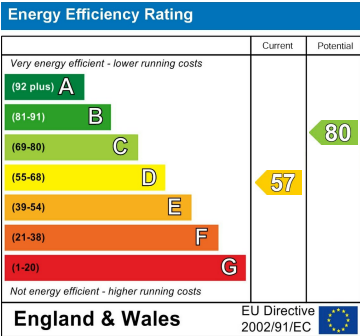
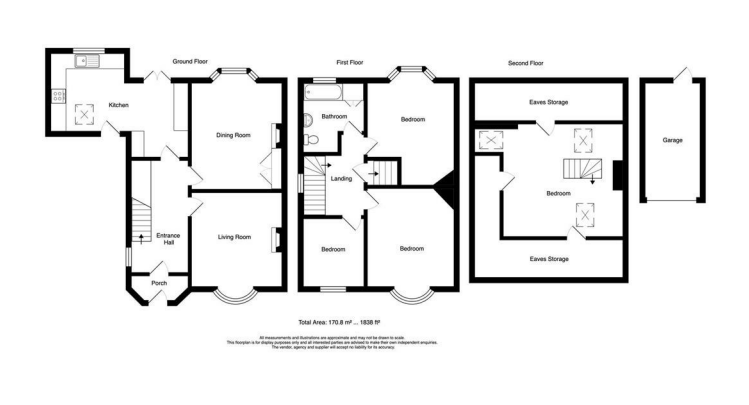
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm





# Barkers

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**THINKING OF SELLING?**

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- 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

