



# Asking Price £300,000

## Stanfell Road, Knighton, Leicester, LE2 3GD

- Semi Detached Property
- Two Reception Rooms
- Bathroom
- No Chain
- EPC Rating D / Council Tax Band B
- Entrance Hallway
- Three Bedrooms
- South Facing Garden
- Off Street Parking
- Freehold





A well presented BAY FRONTED traditional SEMI DETACHED home boasting THREE BEDROOMS in KNIGHTON.

The property briefly comprises of an entrance hall, TWO RECEPTIONS ROOMS and a kitchen to the ground floor.

On the first floor are three bedrooms a bathroom and separate W/C.

The house has a well established large SOUTH FACING rear garden and OFF STREET PARKING to the front.

Conveniently positioned close to the city center, University of Leicester, Leicester Royal Infirmary, and the train station, making it especially popular with commuters and academics. Highly regarded primary and secondary schools are within easy reach, and nearby Victoria Park.



#### RECEPTION ONE

**12'9" into bay x 10'11" (3.90 into bay x 3.34)**

Gas fireplace, radiator, double glazed bay window to front aspect.



#### ENTRANCE HALL

Front door, windows to front aspect, radiator, staircase rising to first floor.



#### RECEPTION TWO

**12'4" x 10'11" (3.78 x 3.35)**

Radiator, French doors to rear garden:



**KITCHEN**  
**8'8" x 6'5" (2.65 x 1.96)**

Fitted units with worktops and matching splash backs, four ring gas hob oven and extractor, sink with drainer, meter cupboard, spot lights space for fridge freezer, double glazed window to rear aspect, double glazed frosted door to rear garden:



**BEDROOM ONE**  
**10'11" x 10'0" (3.34 x 3.07)**

Fitted wardrobe, picture rail, cast iron feature fireplace, radiator, double glazed window to front elevation



**LANDING**  
Double glazed frosted window to side elevation



**BEDROOM TWO**  
**12'5" x 11'0" (3.79 x 3.36)**

Cast iron feature fireplace, picture rail, radiator, double glazed window to rear elevation





### **BEDROOM THREE**

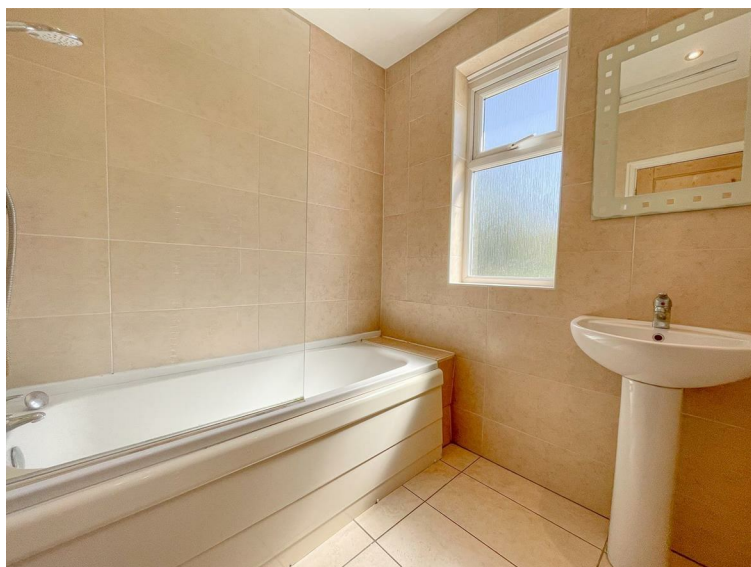
**7'8" x 7'5" (2.36 x 2.28)**

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



### **W/C**

Low level W/C, tiled walls and floor, frosted double glazed window to side elevation:



### **BATHROOM**

**6'3" x 6'0" (1.93 x 1.85)**

Bath with mains shower, pedestal wash hand basin, access to loft, heated towel rail, spot lights, tiled walls and floor, extractor, frosted double glazed window to rear elevation



### **OUTSIDE**

A good sized south facing rear garden with well established flower borders and mature trees, shrubs bushes and plants, paved seating area, mainly laid to lawn, water tap, shed, gate to side.

Under stairs cupboard, housing the meter and 'Worcester' boiler.

Japanese Knotweed is suspected in the rear garden, the owner is promptly arranging for a survey with a PCA approved contractor to identify next steps.

To the front of the house is a blocked paved driveway providing off street parking, low level fence to the front with pebbled area and bush.





### 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.

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



### AML DISCLAIMER

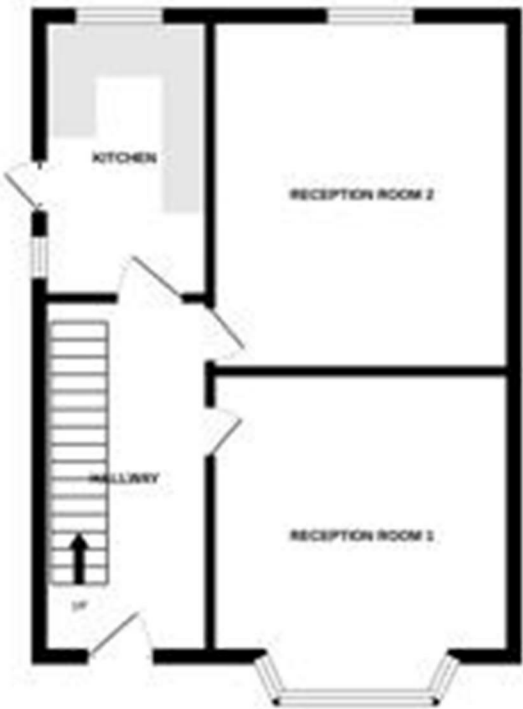
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.

These checks are carried out on our behalf of Moverly, our approved AML provider.

A £50 fee (incl. vat) covers required data and any manual checks.

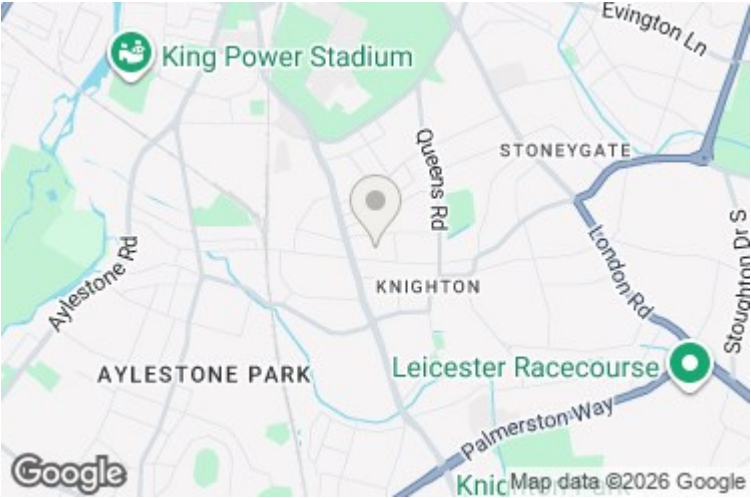
This must be paid before we can issue a memorandum of sale.

The fee is non-refundable and paid directly to Moverly. We receive a portion of this fee for facilitating the checks



| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 | 60      | 84                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                                                                                                             |
|-----------------------------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                                                 | Current | Potential                                                                                                   |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                                                                                                             |
| England & Wales                                                 |         | EU Directive 2002/91/EC  |





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- Full colour brochures
- Eye catching 'For Sale' board
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- 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

