



# Asking Price £475,000

## Brinsmead Road, Knighton, Leicester, LE2 3WB

- Extended Semi Detached Family Home
- Through Lounge-Diner
- Freehold
- Beautiful Rear Garden
- Awaiting EPC Council Tax Band C
- Five Bedrooms
- Kitchen- Diner
- Downstairs W/C
- Integral Garage, off road parking



A beautifully extended FIVE BEDROOM semi detached family home located in KNIGHTON.

This spacious and well maintained home offers great entertaining space and benefits from a BEAUTIFUL REAR GARDEN.

The downstairs briefly comprises an entrance hall, through lounge-diner, KITCHEN-DINER, downstairs W/C, and INTEGRAL GARAGE.

On the first floor is a main bedroom with EN-SUITE SHOWER ROOM, four further bedrooms and a bathroom.

A well established and good sized rear garden with a DRIVEWAY to the front of the house providing off street parking.

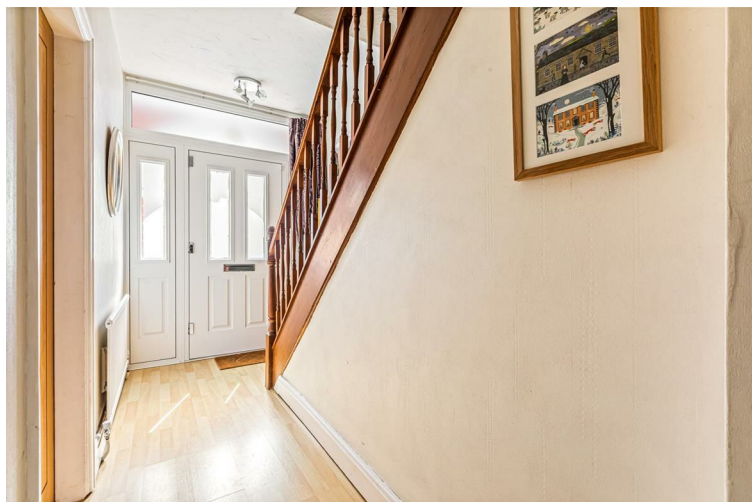
Brinsmead Road is well situated for local schools, shops, Leicester City Centre and train station and University.



#### DINING AREA

**12'10" to bay x 11'1" (3.93 to bay x 3.40)**

Double glazed bay window to front aspect, coving, radiator. double opening glass doors leading into,



#### ENTRANCE HALL

Double glazed front door with double glazed windows to front aspect, staircase rising to first floor, radiator.



#### LOUNGE AREA

**16'2" x 11'1" (4.95 x 3.40)**

Gas fireplace, coving, radiator, double glazed bay window to rear aspect.



**THROUGH LOUNGE**



**DINING AREA**  
**12'4" x 9'3" (3.76 x 2.84)**

Fitted units with worktops and tiled splashbacks, integrated washing machine, space for American fridge freezer, radiator, spot lights, tiled floor, pair of double glazed doors to rear aspect opening out onto the decking area.

**INNER HALL**  
Tiled floor, door into garage.



**KITCHEN / DINER**  
**17'8" x 6'0" (5.39 x 1.83)**

L Shaped, Fitted units with worktops and tiled splash backs, sink with drainer, Rangemaster cooker with extractor, integrated dishwasher, spot lights, tiled floor, radiator, double glazed windows to side and rear aspects.



**DOWNSTAIRS W/C**  
**6'2" x 2'7" (1.90 x 0.81)**  
Low level W/C, wash hand basin, radiator, tiled floor.



**LANDING**

Access to loft



**EN-SUITE SHOWER ROOM**

**5'10" x 5'6" (1.80 x 1.70)**

Corner shower cubicle with electric shower, low level W/C, vanity unit, heated towel rail,



**BEDROOM ONE**

**14'5" x 9'3" (4.40 x 2.83)**

Coving, radiator, double glazed window to rear aspect.



**BEDROOM TWO**

**13'3" to bay x 9'10" (4.05 to bay x 3.00)**

Radiator, double glazed bay window to front aspect.



**BEDROOM THREE**

**13'5" x 11'1" (4.09 x 3.39)**

Fitted wardrobes with sliding doors, coving, radiator, double glazed window to rear aspect.



**BEDROOM FIVE**

**8'0" x 7'10" (2.44 x 2.39)**

Coving, radiator, double glazed window to front aspect.



**BEDROOM FOUR**

**9'3" x 8'10" (2.82 x 2.71)**

Radiator, double glazed window to front aspect.



**BATHROOM**

**8'1" x 6'2" (2.47 x 1.90)**

Bath with mains shower, low level W/C, vanity unit, heated towel rail, extractor, part tiled walls, frosted double glazed window to rear aspect.



### OUTSIDE

Good sized rear garden with spacious decking area for entertaining, mainly laid to lawn with well established borders housing a whole host of plants scrubs and trees, shed, power.

To the front of the house is a pebbled driveway providing off street parking, hedges to the front of the house.



### OTHER ASPECT



### SUMMER HOUSE

**6'10" x 4'9" (2.10 x 1.46)**

Double doors to front aspect.



### INTEGRAL GARAGE

**15'8" x 10'4" (4.79 x 3.16)**

Door to front aspect, up and over door, under stairs cupboard, power.



### 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,

### 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



Total Area: 153.4 m<sup>2</sup> ... 1651 RP

All measurements and illustrations are approximate and may not be drawn to scale. This description is for display purposes only and all prospective parties are advised to make their own independent enquiries. The vendor, agency and supplier will accept no liability for its accuracy. Photographs: Agency Owned Photography

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (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 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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- 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

