



## Guide Price £400,000

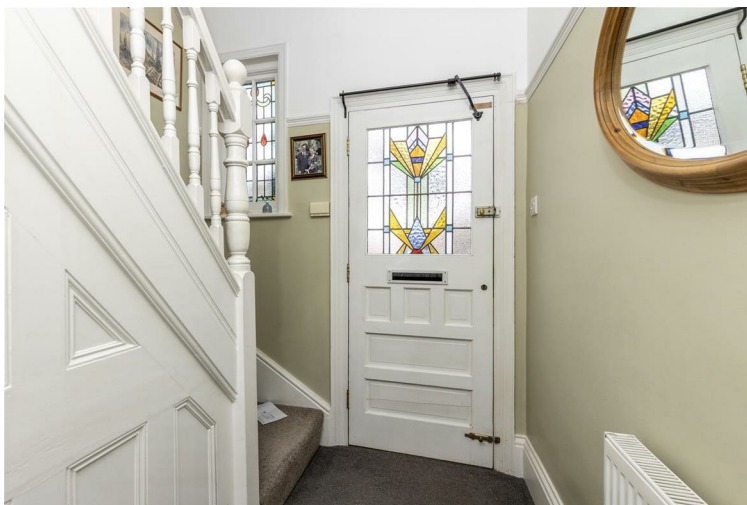
**Greenhill Road, Knighton, Leicester, LE2 3DJ**

- Period Semi-Detached Property
- Entrance Hallway
- Extended Fitted Kitchen / Diner
- Art Deco Styled Shower Room
- Freehold, EPC D, Council Tax C
- Corner Plot Location & Parking
- Two Reception Rooms
- Three Family Bedrooms
- South Facing Landscaped Gardens
- Highly Recommended | No Upward Chain



GUIDE PRICE £400,000 to £425,000 A DELIGHTFULLY APPOINTED & EXTENDED PERIOD BAY FRONTED SEMI DETACHED PROPERTY situated on a CORNER PLOT in the highly regarded city suburb of Knighton providing excellent access to all local amenities within Clarendon Park and the City Centre. The property would provide an ideal family home that briefly comprises, entrance hall, open plan lounge/dining room with patio doors extending to the South facing gardens, stylish extended fitted kitchen with handy ground floor W/C. Stairs leading to three family bedrooms and period style shower room. The property enjoys attractive landscaped wrap around rear gardens, useful workshop & car standing. **VIEWING HIGHLY RECOMMENDED | CHAIN FREE**

windows to front and rear aspects. Picture rails, log burner with stone surround and tiled hearth, three radiators, fitted shelving and wall lights. Patio door leading to rear garden:



#### ENTRANCE HALL

Access via wooden front door with stained glass window, radiator, picture rail, stairs leading to first floor:



#### ASPECT TWO



#### KITCHEN

**31'3" x 8'3" (9.55 x 2.54 )**

Attractive fitted kitchen with cream units and wooden effect worktops over, additional wooden fitted storage units, inset ceramic sink / drainer, Aga with decorative tiled splash back, space provided for washing machine and fridge / freezer, wall mounted 'Worcester' boiler, fitted bath, double glazed window to side and rear aspect. Bay window to side aspect and handy seating area. Patio door leading to rear garden:

#### GROUND FLOOR W/C

Low level w/c, window to side aspect:



#### LOUNGE / DINER

**28'3" (into bay) x 13'2" narrowing to 9'8" (8.62 (into bay) x 4.03 narrowing to 2.97 )**

Open plan lounge / diner with double glazed stained glass



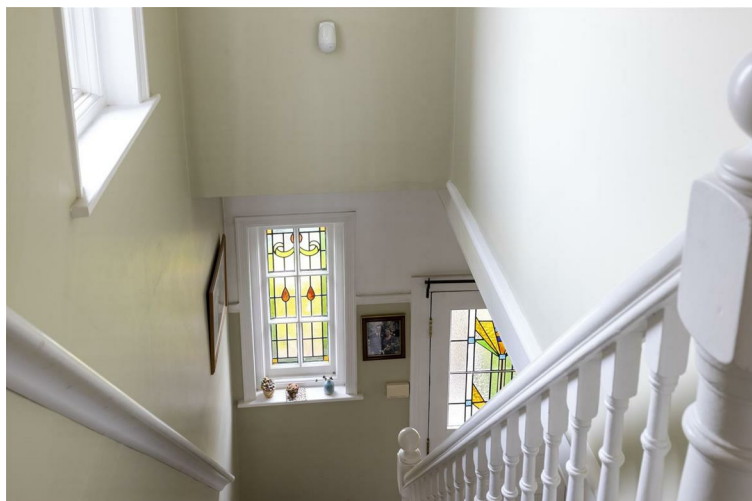
**ASPECT TWO**



**BEDROOM ONE**

**14'5" (into bay) x 13'3" (4.40 (into bay) x 4.04 )**

Radiator, three fitted wardrobes & shelving, wall lights, picture rails, double glazed window to front elevation:



**LANDING**

Double glazed window to side elevation, loft access with pull down ladder (potential to convert, subject to obtaining planning permission)



**BEDROOM TWO**

**13'5" x 12'4" (4.10 x 3.76)**

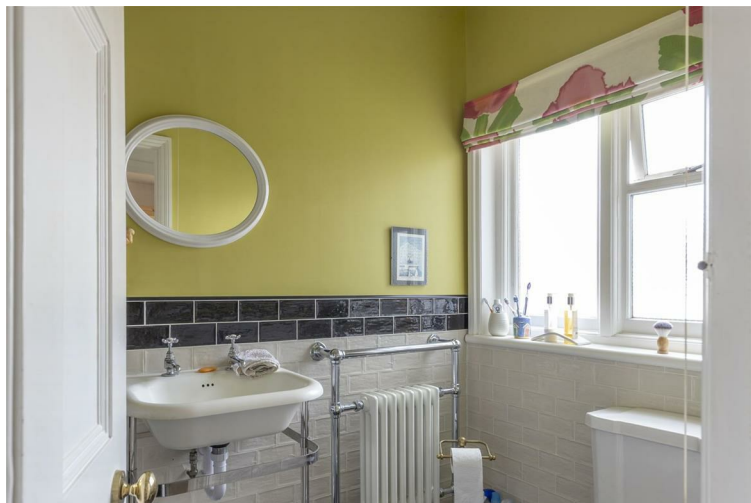
Fitted wardrobe, wall lights, radiator, double glazed window to rear elevation:



**BEDROOM THREE**

**8'8" x 18'0" (2.66 x 5.51)**

Picture rails, radiator and double glazed window to rear elevation:



**ASPECT TWO**

**OUTBUILDING**

**8'10" x 21'8" (2.71 x 6.61)**

Useful out building currently used for storage (could be converted to a home office)



**SHOWER ROOM**

**4'6" x 8'9" (1.38 x 2.68)**

With part tiled wall, wash hand basin, low level w/c, column radiator single shower cubicle with mixer shower, double glazed window to front elevation:



**CAR STANDING**

Space for one car (located via Landseer Road)



### GARDEN

The property benefits from an attractive rear garden with patio area, lawn, established borders, rear access gate. The property has a mature front gated garden with minton tiled pathway. To the side there is a stepping stone path leading to side access to rear garden. New boundary wall re-built 2015:

### SOLAR PANELS

Please note the vendors have installed solar panels at the property on the rear roof which are included as part of the sale:



### ASPECT TWO

### 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.

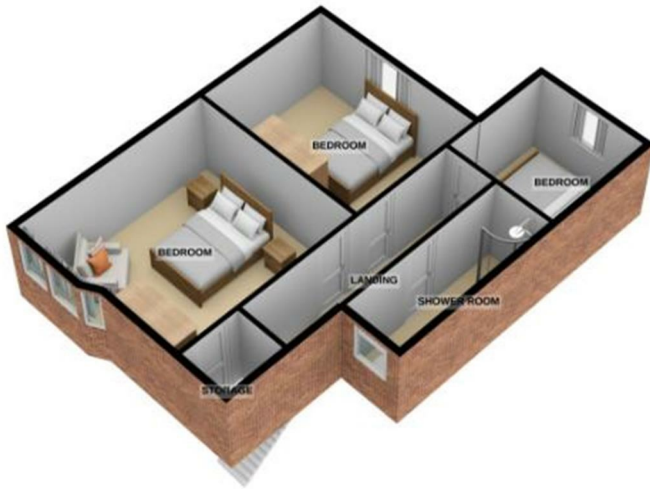
### MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

### VIEWING TIMES

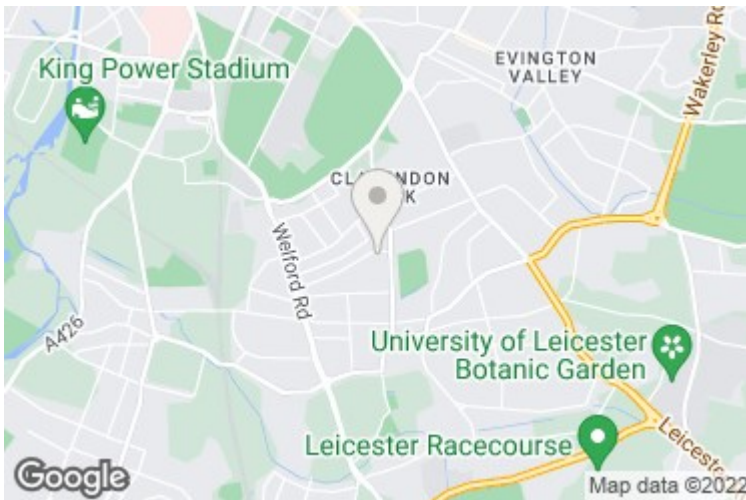
Viewing strictly by appointment through Barkers Estate Agents.  
Hours of Business:  
Monday to Friday 9am - 5.30pm  
Saturday 9am - 4pm





| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 82        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 62                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | 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 |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |



# Barkers

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**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

