



## Asking Price £230,000

### Wheatsheaf Court, Knighton Fields, Leicester, LE2 6EY

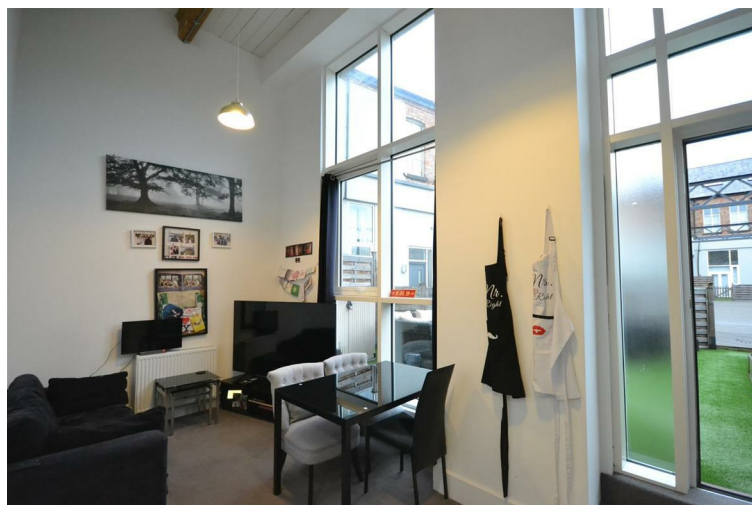
- Stylish Three Storey Town House
- Fitted Kitchen / Living / Dining Room
- One Bathroom & One Shower Room
- GCH, DG, EPC C, C/Tax C & Leasehold
- Ideal Starter Home or Investment
- Urban Chic Open Plan Living
- Three Double Bedrooms
- Private Outside Living Space
- One Allocated Parking Space
- Viewing Highly Recommended





A WELL PRESENTED THREE BED, THREE STOREY TOWN HOUSE WITH ALLOCATED UNDERCROFT PARKING Superbly situated within the sought after Wheatsheaf Works development in the popular city suburb of Knighton Fields, being well served for Leicester University, the City Centre & the vibrant Queens Road shopping parade with its array of specialist bars, bistros & boutiques. This beautiful light & airy living accommodation features exposed high ceiling beams providing an excellent contemporary styled STARTER HOME or BUY TO LET INVESTMENT that briefly comprises, streamlined fitted kitchen open plan to lofty living/dining room, access to private garden, three double bedrooms, one bathroom suite and one shower room. The property benefits from a pretty private forecourt garden, communal decked courtyard and one undercroft allocated parking space.

EARLY VIEWING HIGHLY RECOMMENDED



#### OPEN PLAN LIVING DINING ROOM

**19x 9'12 (5.79mx 2.74m)**

Featuring exposed beamed 15' high ceiling, double glazed windows fitted with French doors, radiators and incorporating:



#### FIRST FLOOR LANDING

Radiator and stairs leading to:



#### INTEGRATED FITTED KITCHEN / DINER

**15 x 6'9 (4.57m x 2.06m)**

Comprising a matching range of grey base, wall & drawer units with co-ordinating wood style work surfaces over and matching upriser, integrated electric oven, induction hob with glass splashback and stainless steel extractor chimney over, ceramic tiled flooring and space for free standing appliances:

#### SECOND FLOOR LANDING

Radiator:



### **BEDROOM ONE**

**9'33 x 8'2 (2.74m x 2.49m)**

Radiator, double glazed windows to front elevation:



### **BEDROOM TWO**

**8'7 x 7 (2.62m x 2.13m)**

Radiator & double glazed window to front elevation:



### **BATHROOM SUITE**

Fitted with a stylish three piece suite comprising, panelled bath with shower over, shower screen, wash hand basin & low level wc, decorative tiled surround, chrome heated towel rail :

### **GROUND FLOOR HALLWAY**

Comprising two storage cupboards one with plumbing for appliance and the other housing hot tank, radiator, stairs to first floor and front door leading to undercroft parking:



### **BEDROOM THREE / BAR**

**13'10 x 7'7 (4.22m x 2.31m)**

Double mirrored wardrobe fitted to recess, radiator & tv point:





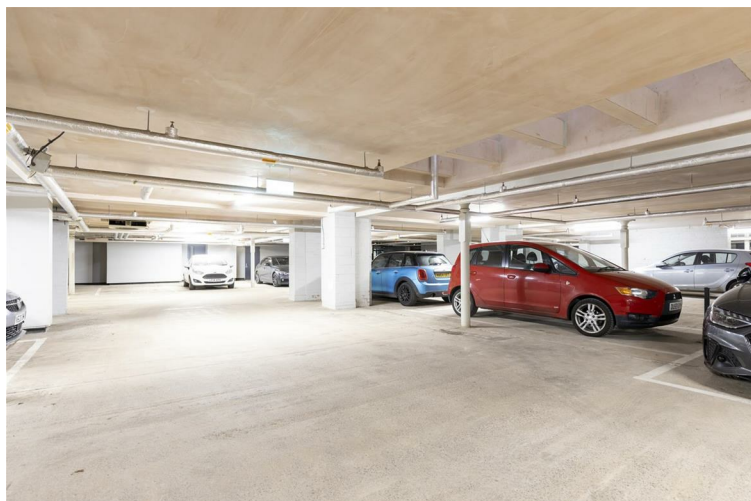
#### **SHOWER ROOM**

Fitted with a stylish three piece suite comprising, walk-in shower cubicle, wash hand basin & low level wc, decorative tiled surround, spots to ceiling and chrome heated towel rail:



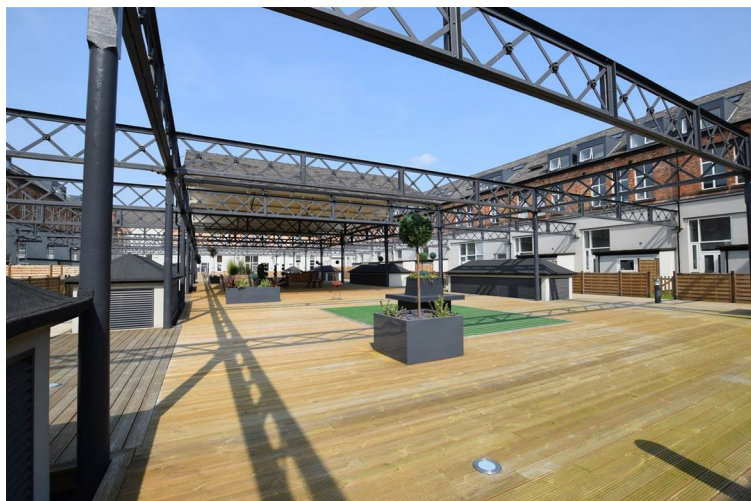
#### **OUTSIDE PRIVATE GARDEN**

To the front elevation is a pretty well maintained forecourt garden with neat fenced boundaries, astro turf, providing an ideal outdoor entertaining space:



#### **UNDERCROFT PARKING**

One allocated parking space (No 140)



#### **COMMUNAL DECKED COURTYARD**

The property benefits from a wonderful communal decked Courtyard area available for the residents:

#### **LEASE DETAILS**

- Lease Remaining 117 years
- Tenure: Leasehold
- Annual service charge amount: £2,000.00
- Council tax band: C
- Management Company: Rendall & Rittner

#### **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.

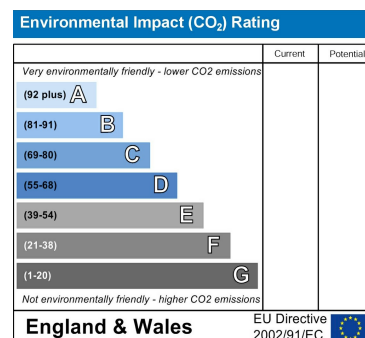
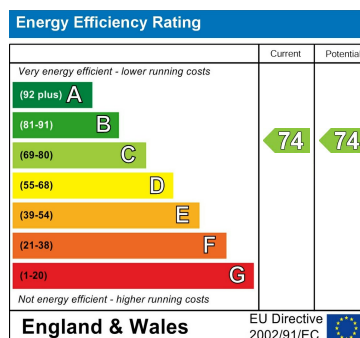
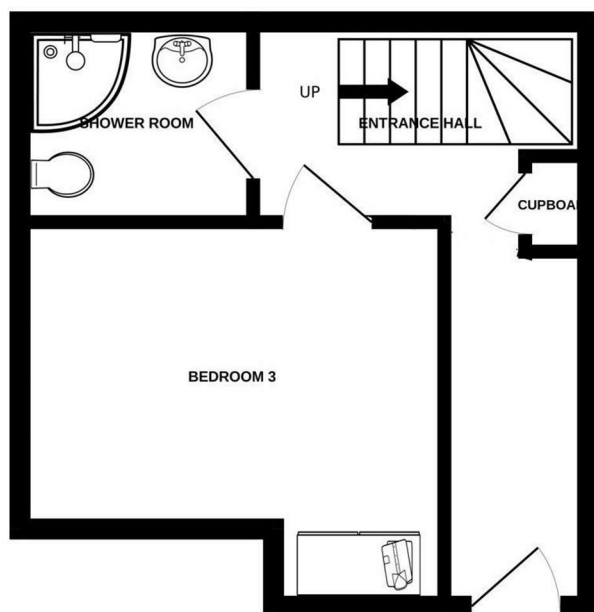
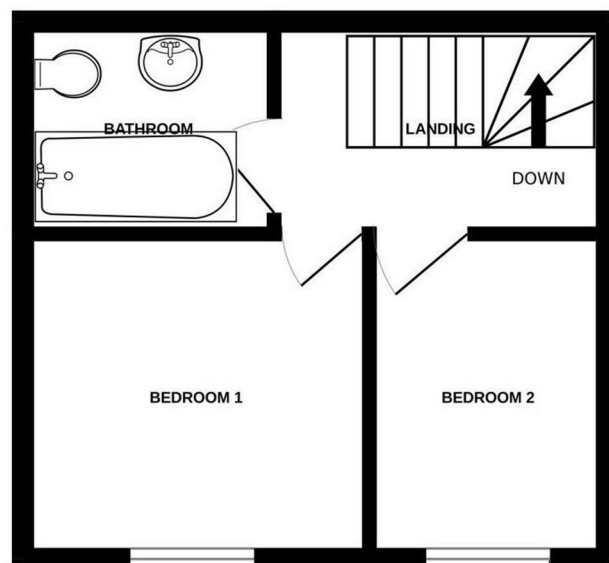
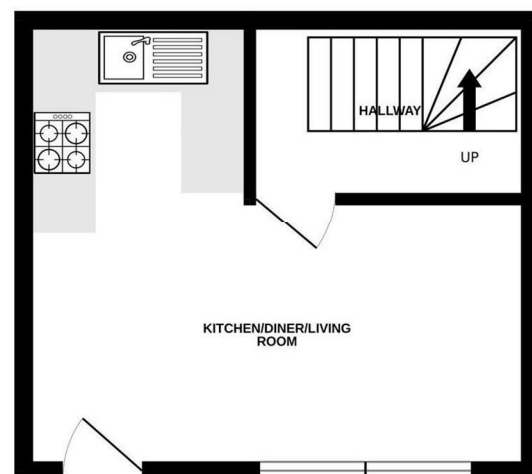
#### VIEWING TIMES

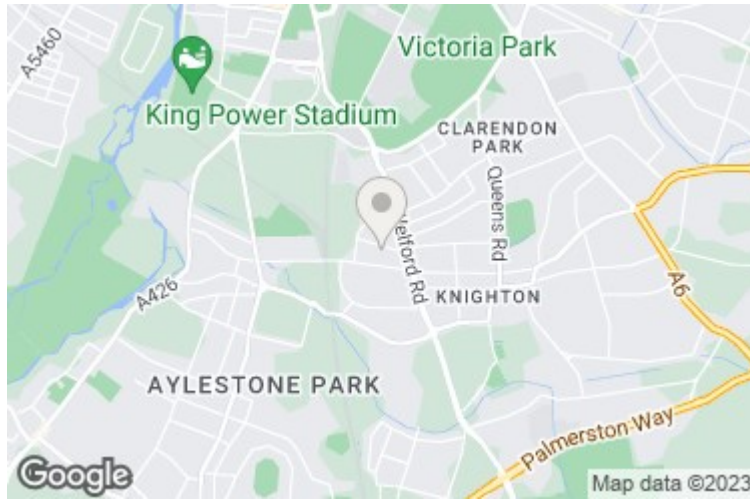
Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5.30pm

Saturday 9am - 4pm







# Barkers

Est.1985

**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

