



## Guide Price £230,000

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

- Stunning Three Storey Town House
- Fitted Kitchen / Living / Dining Room
- Two Bathroom Suites with Showers
- GCH, DG & EPC C
- Ideal Starter Home
- Urban Chic Open Plan Living
- Three Double Bedrooms
- Private Outside Living
- Two Allocated Parking Spaces
- Highly Recommended





A SUPERBLY APPOINTED & EXTREMELY SPACIOUS THREE BED, THREE STOREY TOWN HOUSE WITH PARKING GUIDE PRICE of £230,000 to £240,000, 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 beamed ceilings and provides an excellent contemporary styled STARTER HOME or BUY TO LET INVESTMENT that briefly comprises, streamlined fitted kitchen open plan to spacious lofty living/dining room, three double bedrooms and two bathroom suites, both with showers. The property benefits from a pretty private forecourt garden, communal decked courtyard and two undercroft allocated parking spaces. Builders Warranty DG, GCH & EPC C.  
EARLY VIEWING HIGHLY RECOMMENDED | VIRTUAL VIDEO AVAILABLE

#### GROUND FLOOR ENTRANCE HALL

Radiator, stairs to both first floor or lower ground floor and leading to:



#### OPEN PLAN LIVING/DINING ROOM

18'11" x 15'8" (5.79m x 4.80)

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



#### INTEGRATED FITTED KITCHEN

Comprising a matching range of cream gloss 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:

#### FIRST FLOOR LANDING

Radiator:



#### BEDROOM ONE

14'5 x 9'9 (4.39m x 2.97m)

Fitted double mirrored wardrobes, radiator, double glazed windows to front elevation and access to en-suite bathroom:



### **JACK & JILL BATHROOM SUITE**

**7'2 x 5'9 (2.18m x 1.75m)**

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 with access from both the primary bedroom and landing:



### **BEDROOM TWO**

**11'2 x 9'4 (3.40m x 2.84m)**

Radiator & double glazed window to front elevation:



### **LOWER GROUND FLOOR HALLWAY**

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



### **BEDROOM THREE / SNUG**

**14'2 x 11'53 (4.32m x 3.35m)**

Radiator & tv point:





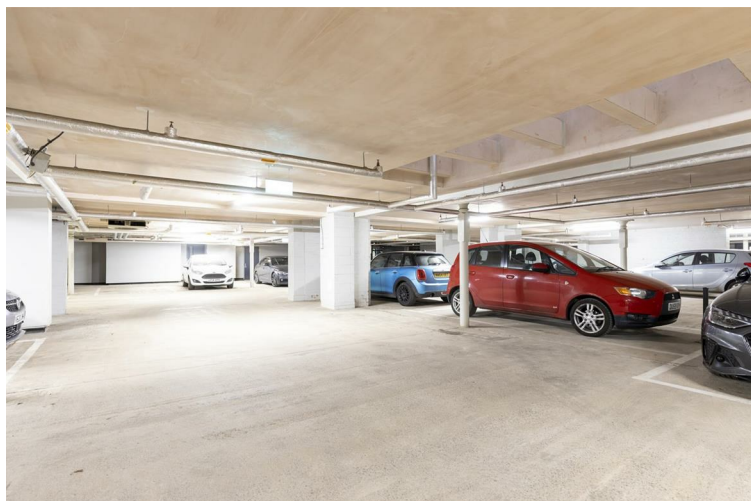
#### **BATHROOM & SHOWER**

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:



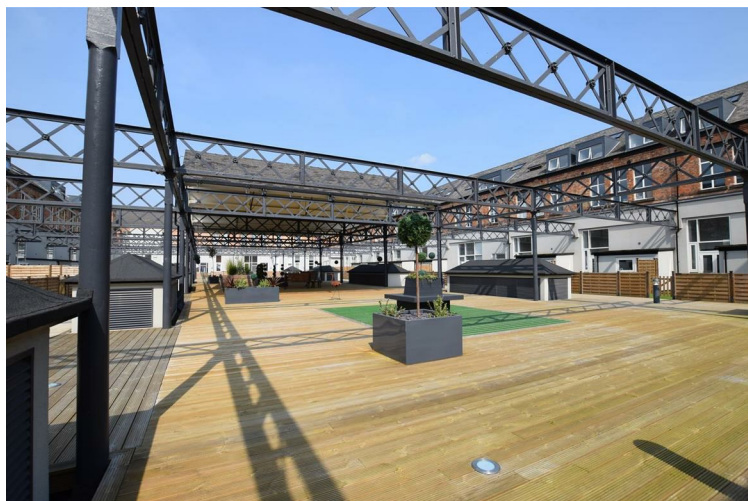
#### **OUTSIDE PRIVATE GARDEN**

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**

Two allocated parking spaces (No 128)



#### **COMMUNAL DECKED COURTYARD**

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



### LEASE DETAILS

Management Co: Warwick Estates  
Length of Lease: 125 Years from 1/4/15  
119 Years remaining  
Checkmate Builders Warranty: 7 years remaining  
Service Charges: £1500 PA (including Building Insurance, sinking fund and window cleaning)  
Ground Rent: £350PA

### WHEATSHEAF WORKS DEVELOPMENT

The Wheatsheaf Works is a premier development by the award winning Urban Rhythm, steeped in heritage and an iconic Leicester landmark, located in the popular city suburb of Knighton Fields, just a short drive from Leicester City Centre and the vibrant Queens Road in neighbouring Clarendon Park.

The former Wheatsheaf Works Boot and Shoe Factory was built in 1891, when it was the largest shoe factory in the world, owned by the Co-operative Wholesale Society, it supplied a wealth of employment opportunities in Leicester.

The conversion of this ornate Grade II Listed Jacobean factory building with its own clock tower, has since been transformed into a stunning urban living accommodation:

### 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:

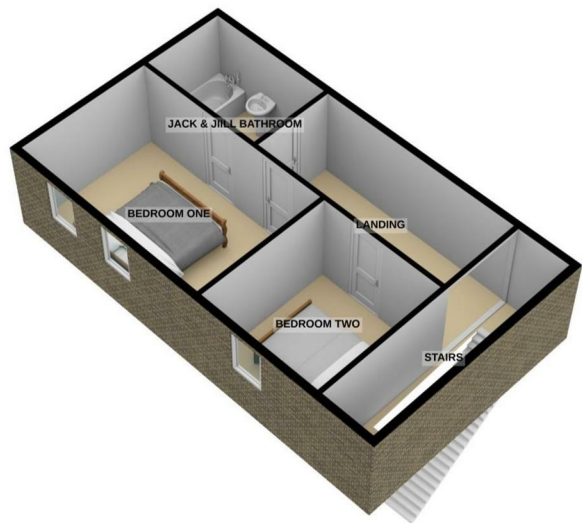
Monday to Friday 9am -5.30pm

Saturday 9am - 4pm

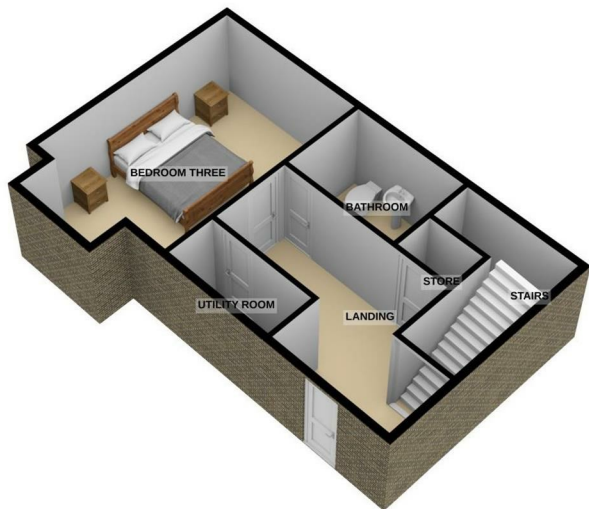




1ST FLOOR



LOWER GROUND FLOOR



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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- 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

