



# Asking Price £375,000

## Eton Close, Knighton, Leicester, LE2 3TZ

- Detached Freehold Property
- Through Lounge
- Kitchen
- Good sized Rear Garden
- Cul De Sac Location
- Three Bedrooms
- Downstairs W/C
- Bathroom
- Detached Garage
- Awaiting EPC Council Tax Band D





A beautifully presented THREE BEDROOM DETACHED home located at the bottom of this sought after Cul Dec Sac in KNIGHTON.

The house briefly comprises a porch, entrance hallway, downstairs W/C, through lounge and kitchen on the ground floor.

On the first floor there are three bedrooms and a bathroom.

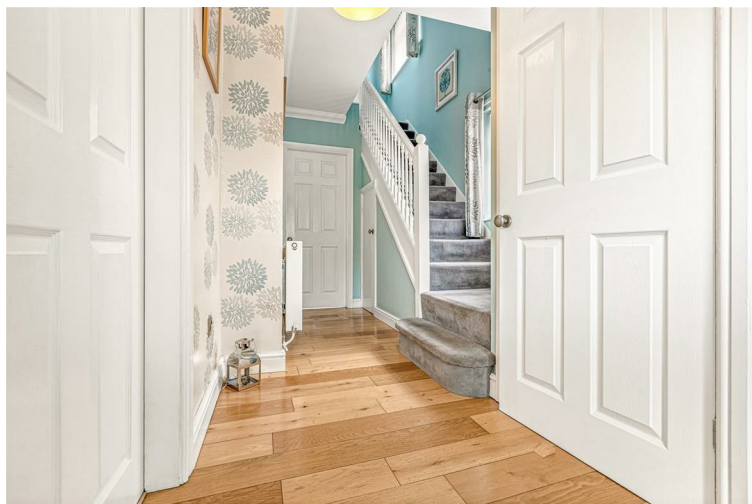
The house has a lovely rear garden with mature flower borders and shrubs and a DETACHED GARAGE with DRIVE.

Eton Close lies just off Knighton Road, providing convenient access to the city centre, popular schooling, and the fashionable Queens Road with its array of bars and restaurant's.

**VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394**

### **PORCH**

Double glazed door to front aspect, double glazed windows to front and side elevation, tiled floor, door leading into,



### **HALLWAY**

Oak flooring, coving, staircase rising to first floor, built in cupboard, under stairs cupboard, radiator, double glazed window to side aspect.



### **DOWNSTAIRS W/C**

Corner wash hand basin, low level W/C, oak flooring, frosted double glazed window to side aspect.



### **LOUNGE**

**25'5" x 11'0" (7.76 x 3.37)**

Oak flooring, gas fire, coving, two radiators, double glazed windows to front and rear aspects, door leading into kitchen.



**LOUNGE AREA**



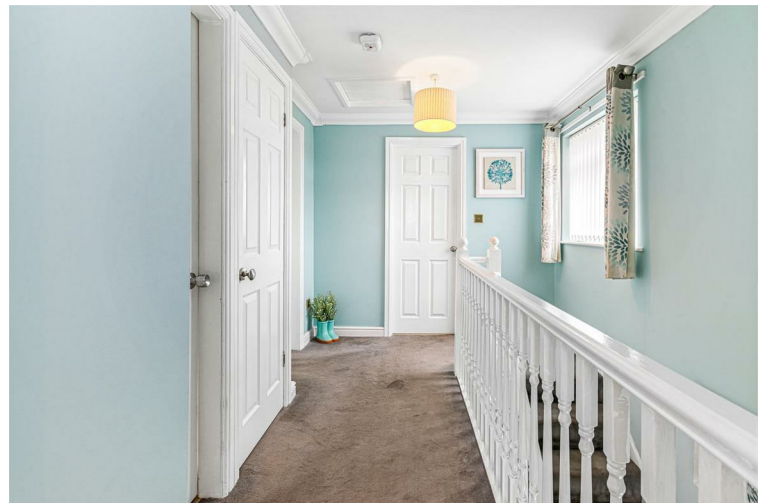
**KITCHEN**

**10'8" x 8'3" (3.26 x 2.52)**

Fitted units with worktops and splash backs, integrated electric hob with oven and extractor, gas point, space for fridge, coving, radiator, larder with plumbing for washing machine, double glazed window to rear aspect and double glazed door to side leading into garden.



**DINING AREA**



**LANDING**

Coving, access to loft, built in cupboard housing 'Worcester' boiler, double glazed window to side aspect.

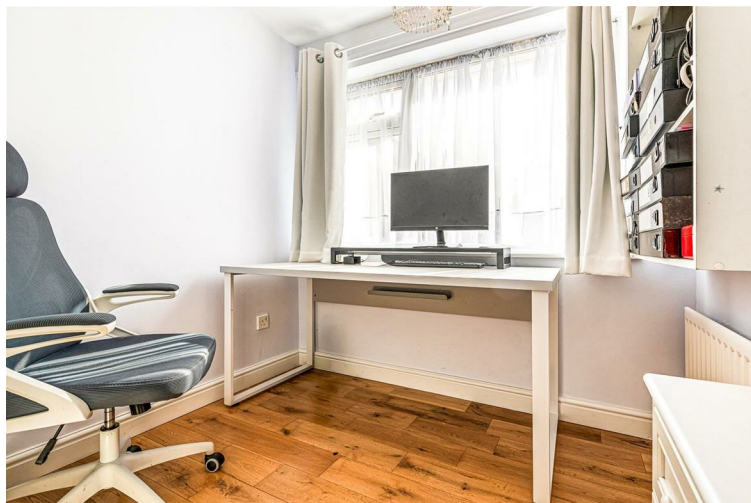




### **BEDROOM ONE**

**12'0" x 11'0" (3.66 x 3.37)**

Built in wardrobe, oak flooring, radiator, double glazed window to front aspect.



### **BEDROOM THREE**

**7'8" x 7'3" (2.34 x 2.21)**

Fitted wardrobe, fitted shelf unit and cupboard, radiator, double glazed window to front aspect.



### **BEDROOM TWO**

**10'10" x 10'2" (3.31 x 3.10)**

Built in wardrobe, radiator, double glazed window to rear aspect.



### **BATHROOM**

**8'2" x 5'11" (2.50 x 1.82)**

Bath, pedestal wash hand basin, low level W/C, corner shower cubicle with electric shower, heated towel rail, spot lights, double glazed frosted window to rear aspect.





### OUTSIDE

Lovely garden mainly laid to lawn with flower borders and mature plants, shrubs and trees, water tap, shed, gate to front aspect.

To the front of the property is a paved driveway with mature shrubs and plants,



### 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



### GARAGE

8'2" x 5'11" (2.50 x 1.82)

Up and over door, power.



### 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 -5pm

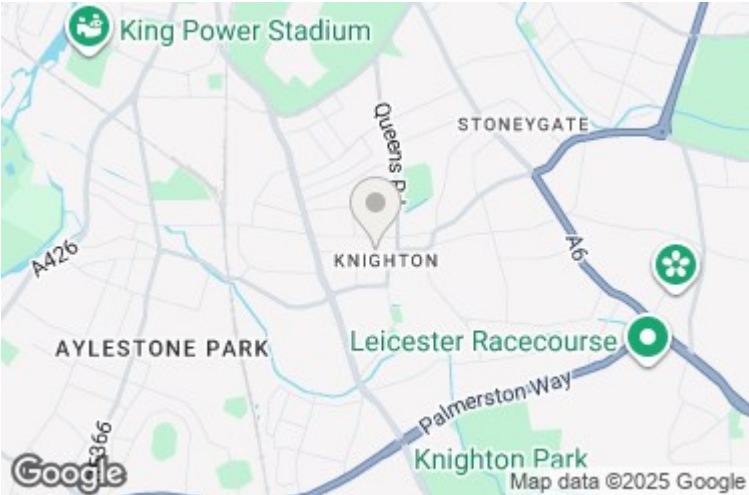
Saturday 9am - 4pm



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

| 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 | 76        |

| 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 |           |





# 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

