SALES
LETTINGS
MORTGAGES
MANAGEMENT

Barkers Est.1985









ASKING PRICE £195,000

Burns Street, Knighton Fields, Leicester, LE2 6DB

- Stylish & Extended End Terraced Property
- Fitted Kitchen & Utility / WC
- Bathroom
- DG, GCH, EPC E, C/Tax A
- Highly Recommended
- Two Reception Rooms
- Two Double Bedrooms
- Deepset Attractive Gardens
- Freehold Property
- Available Chain Free



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79 Queens Road, Clarendon Park, Leicester, LE2 1TT
T: 0116 2709394 queensroad@barkers1985.com

A WELL PRESENTED & EXTENDED TWO BED END TERRACED PROPERTY Superbly situated within the sought after city suburb of KNIGHTON FIELDS

This well appointed living accommodation would provide a comfortable family home or Investment Opportunity & briefly comprises, TWO RECEPTION ROOMS, fitted kitchen, lobby leading to UTILITY room/wc, TWO DOUBLE BEDROOMS, contemporary three piece bathroom suite with shower and deep set rear gardens .

Being well served for Leicester University, the City Centre & the fashionable Queens Road shopping parade with its array of specialist boutiques, bars & bistros.

HIGHLY RECOMMENDED & AVAILABLE WITH NO UPWARD CHAIN



RECEPTION ROOM ONE
12'0" x 11'3" (3.66 x 3.43)
Decorative feature fireplace inset with living flame gas fire, granite effect hearth & insert, finished with contemporary wood surround, meter cupboard to recess, wood effect laminate flooring, radiator & double glazed window to front elevation:



RECEPTION ROOM TWO
12'0" x 11'3" (3.66 x 3.43)
Feature display chimney breast, useful under stair cupboard, wood effect laminate flooring, radiator & double glazed window to rear elevation:



FITTED KITCHEN
13'6" x 6'9" (4.11 x 2.06)
A stylish fitted kitchen comprising a range of matching beech effect larder, base, wall & drawer units, finished with granite effect work surfaces over and incorporating stainless steel sink unit and drainer electric oven, four ring gas hob & extractor unit over, tiled splashbacks, tile effect flooring, radiator, double glazed window to side elevation:
Door leading to:



LOBBY
With wooden door to garden, double glazed window to side, radiator, wood effect laminate flooring and access to utility room:



BEDROOM ONE
13'1" x 12'1" (3.99 x 3.68)
Cast iron feature fireplace with wood surround, radiator and double glazed window to front elevation:



UTILITY ROOM & WC
Fitted with WC & pedestal sink, beech effect base and drawer units with granite effect work surfaces, tiled splashbacks and double power point. Spots to ceiling, wood effect laminate flooring, door and double glazed window to side elevation:

FIRST FLOOR LANDING
Radiator, sensor lighting & loft access:



BEDROOM TWO
12'0" x 10'0" (3.66 x 3.05)
Cast iron feature fireplace with wood surround, over stair storage cupboard providing additional wardrobe space, radiator and double glazed window to rear elevation:





BATHROOM
13'6" x 6'9" (4.11 x 2.06)
Fitted with a white three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level wc, with matching tiled surround, tiled effect laminate flooring, airing cupboard concealing 'Worcester' boiler, radiator and opaque double glazed window to rear elevation:

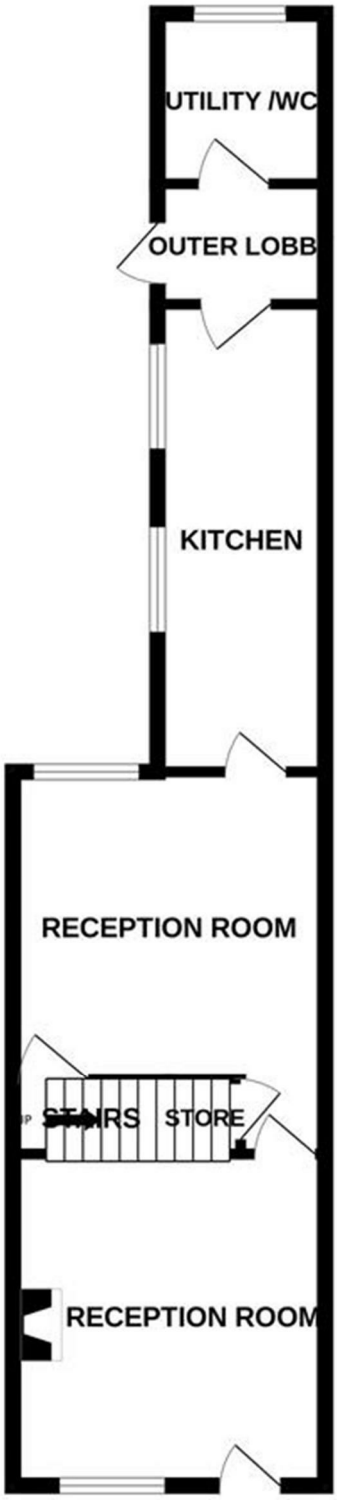
OUTSIDE
To the rear of the property is an established eighty foot rear garden, comprising a raised pebbled terrace, ideal for al fresco dining, leading to deep lawn area with spinney to rear, retaining useful potting shed for tools and a handy side gated access for bins to courtyard:

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.
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

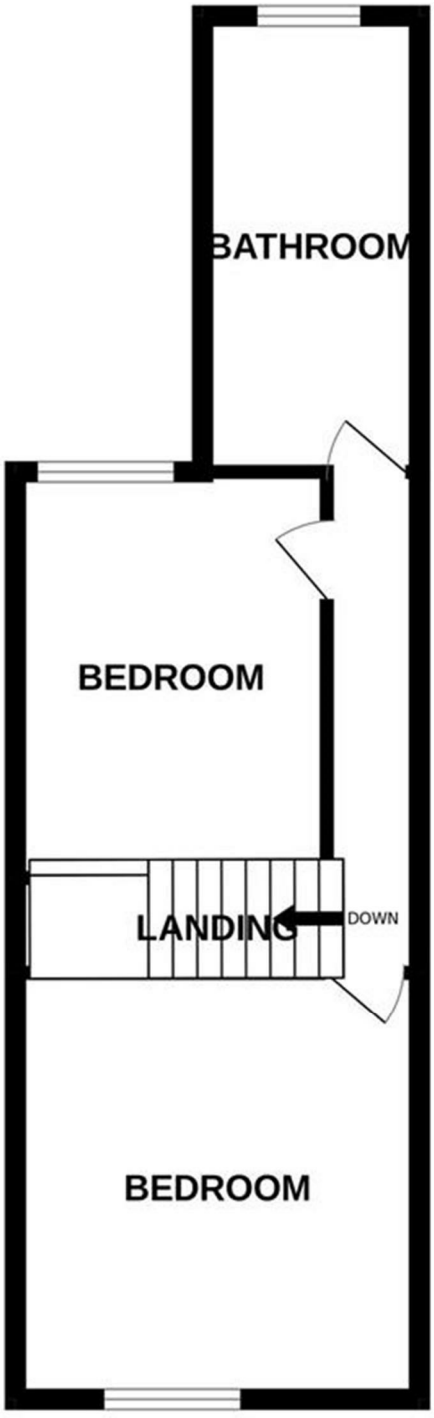
FREE VALUATION
Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

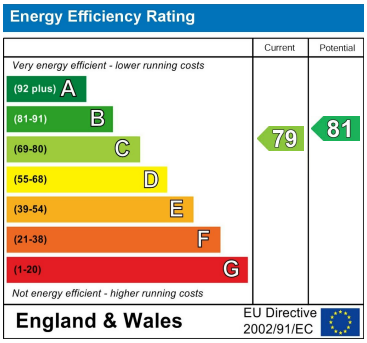
AML DISCLAIMER
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.
These checks are carried out on our behalf of Moverly, our approved AML provider.
A £50 fee (incl. vat) covers required data and any 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

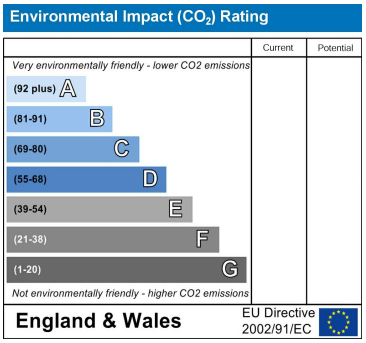
GROUND FLOOR

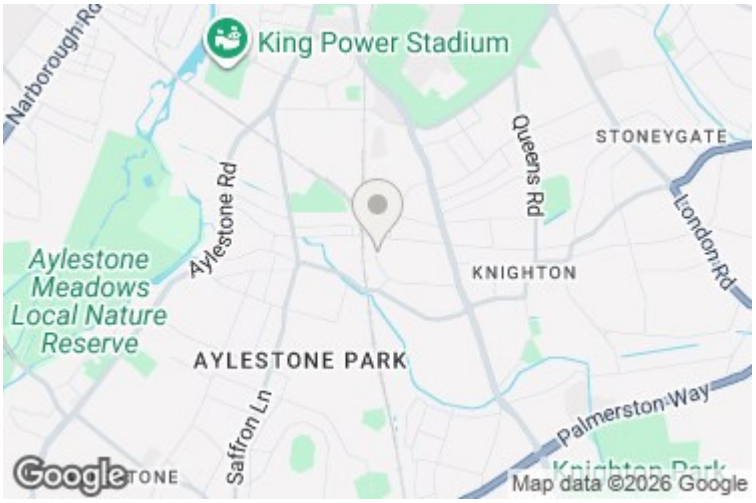


1ST FLOOR




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
79
81
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC


King Power Stadium
Narborough Rd
Aylestone Rd
Queens Rd
STONEYGATE
London Rd
KNIGHTON
Aylestone Meadows Local Nature Reserve
AYLESTONE PARK
Saffron Ln
Palmerston Way
Google
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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



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