



**Guide Price: £260,000 to £270,000**

**Cowper Street, Knighton Fields, Leicester, LE2 6ES**

- Stylish End Terraced Property
- Integrated Fitted Kitchen / Diner
- Bathroom Suite & En-suite Shower
- Solar Panels, GCH, DG & EPC B
- Ideal Starter Home or Investment
- Spacious Living Room
- Three Bedrooms
- Rear Garden & Two Parking Spaces
- Freehold & Council Tax Band B
- Early Viewing Highly Recommended





A BEAUTIFULLY PRESENTED THREE BED END TERRACED PROPERTY WITH TWO ALLOCATED PARKING SPACES and 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 uber stylish living accommodation would provide a very comfortable starter home or investment opportunity & briefly comprises, entrance hallway, open plan kitchen / diner, spacious living room, ground floor cloakroom/wc, three double bedrooms, primary with en-suite and a contemporary hotel styled bathroom suite with shower. The property benefits from two solar panels and a pretty rear enclosed garden and two allocated parking spaces. **EARLY VIEWING HIGHLY RECOMMEND | BOOK NOW!**

#### PROPERTY INFORMATION

The property benefits from two Solar Panel  
'Ideal Logic' boiler  
Security Alarm system  
5 yrs Builders Guarantee remaining

#### HALLWAY

A spacious, light & airy entrance hallway with stairs to first floor:



#### LIVING ROOM

**16'1 x 12'06 (4.90m x 3.81m)**

Double glazed windows to front elevation, tv point, radiator, handy understair WC & storage cupboard & double doors through to Kitchen / Diner:



#### CLOAKROOM

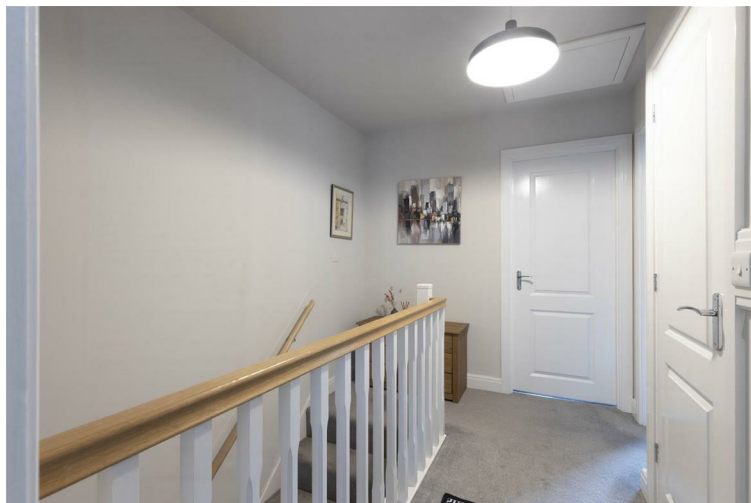
Comprising low level wc, wash hand basin, tiled flooring and radiator:



#### KITCHEN / DINER

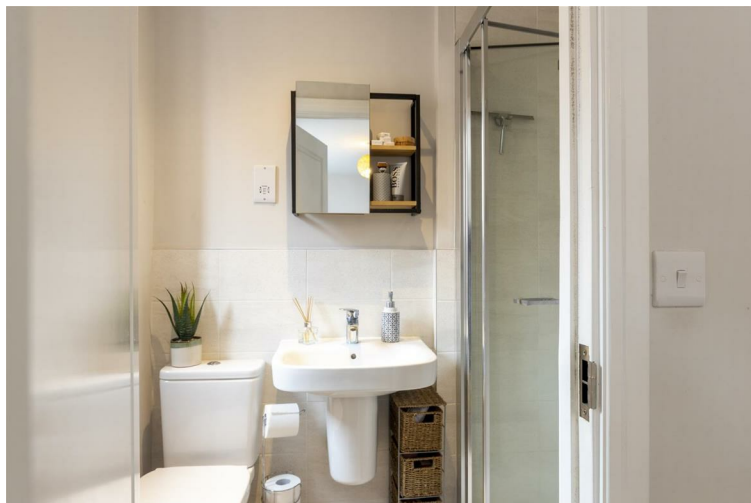
**16'2 x 10'10 (4.93m x 3.30m)**

A spacious and contemporary styled fitted kitchen/diner comprising a range of gloss white wall, drawer and base units, veneer style work surfaces over with matching uprisers and stainless steel sink & drainer. Having Integrated appliances that include single electric oven, four ring hob with stainless steel extractor chimney over, glass splashback, fridge / freezer, concealed wall mounted 'Ideal Logic' boiler and plumbing for washing machine. Having tiled flooring, radiator, double glazed windows and French doors to rear garden:



#### FIRST FLOOR LANDING

Comprising loft access and built in cupboard:



#### EN-SUITE SHOWER ROOM

Comprising walk-in shower cubicle, wash hand basin, wc, chrome heated towel rail, tiled surround, ceramic flooring and double glazed opaque window to front elevation:



#### BEDROOM ONE

**8'09 x 9'04 (2.67m x 2.84m)**

Featuring double built in mirrored wardrobe, radiator and double glazed full length feature windows to front elevation:



#### BEDROOM TWO

**14'61 x 7'77 (4.27m x 2.13m)**

Feature floor to ceiling double glazed windows to rear elevation and radiator:





### BEDROOM THREE

Double glazed window to rear elevation and radiator:



### BATHROOM SUITE

**7'45 x 6'13 (2.13m x 1.83m)**

Fitted with a contemporary styled three piece suite comprising panelled bath with mixer shower over, shower screen, wash hand basin and low level wc, chrome heated towel rail, spots to ceiling, moon ceiling light fitting, tiled splashbacks, coordinating ceramic floor tiles and extractor fan:



### REAR GARDEN

The rear extends to a immaculate enclosed garden with paved patio area leading to sandy coloured pebbled seating zone, ideal for al fresco dining / entertaining, having fenced boundaries and side gated entry, providing handy access for dustbins:

### ALLOCATED PARKING

Block paved driveway with two allocated parking spaces:

### 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. 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.

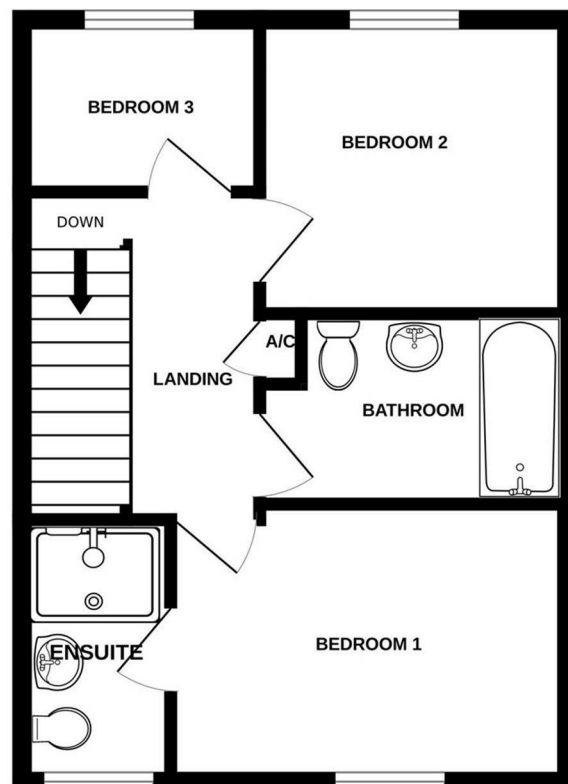
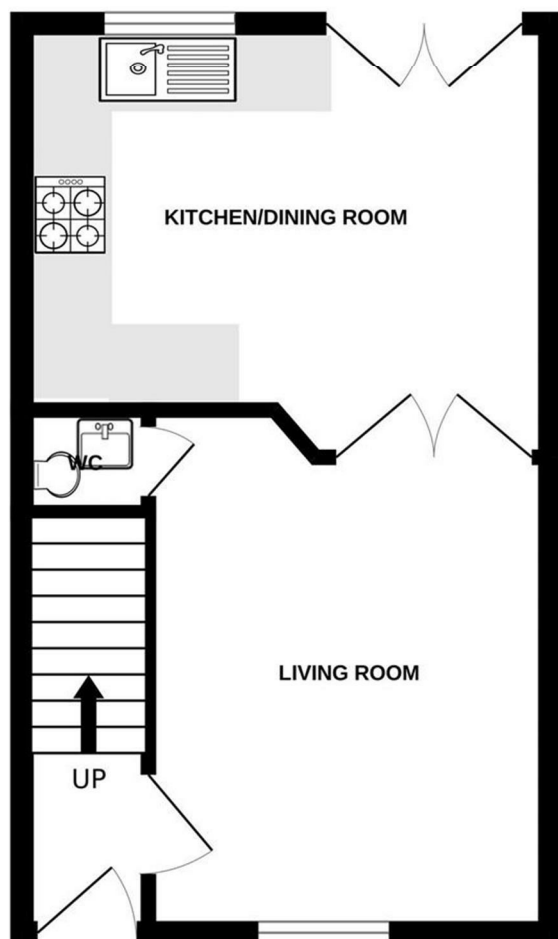
## VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

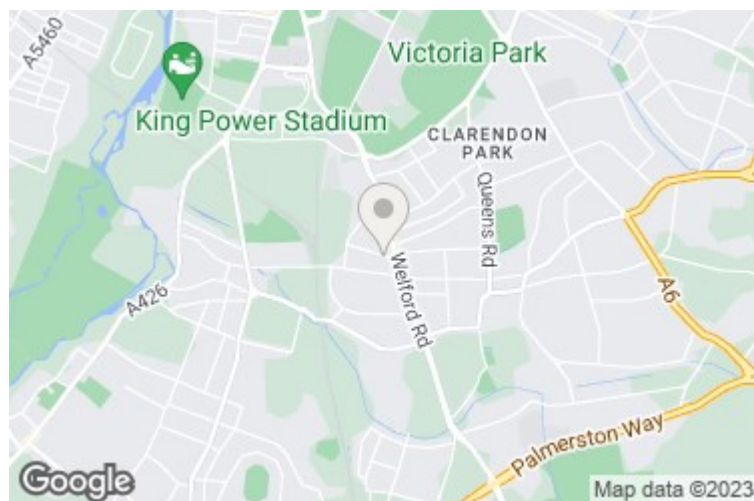
Monday to Friday 9am -5.30pm

Saturday 9am - 4pm



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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

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

