



## Guide Price £290,000

Cairnsford Road, Leicester, LE2 6GG

- Semi Detached House
- Through Lounge Diner
- Downstairs W/C
- Good Sized Rear Garden
- EPC Rating TBC Council Tax Band B
- Three Bedrooms
- Kitchen
- Shower Room
- Off Street Parking
- Freehold



Guide price £290,000 - £310,000

A great opportunity to purchase this THREE BEDROOM SEMI DETACHED property in WEST KNIGHTON.

The home briefly comprises a porch, entrance hall, through lounge-diner, kitchen and downstairs W/C to the ground floor.

On the first floor there are three bedrooms and a shower room.

To the rear is a good sized garden with decking and seating area, mainly laid to lawn.

The property is well located for local schools, easy access to Leicester City Centre, and good transport links.

### **PORCH**

Double glazed front door, door leading into



### **THROUGH LOUNGE**

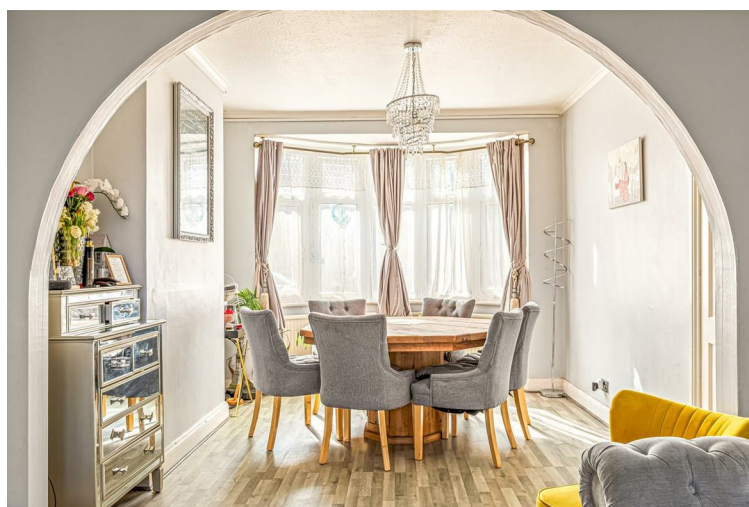
**24'9" x 10'9" (7.56 x 3.30)**

Gas fireplace, coving, two radiators, built in cupboard, double glazed bay window to front aspect, pair of double glazed doors to rear leading out into garden.

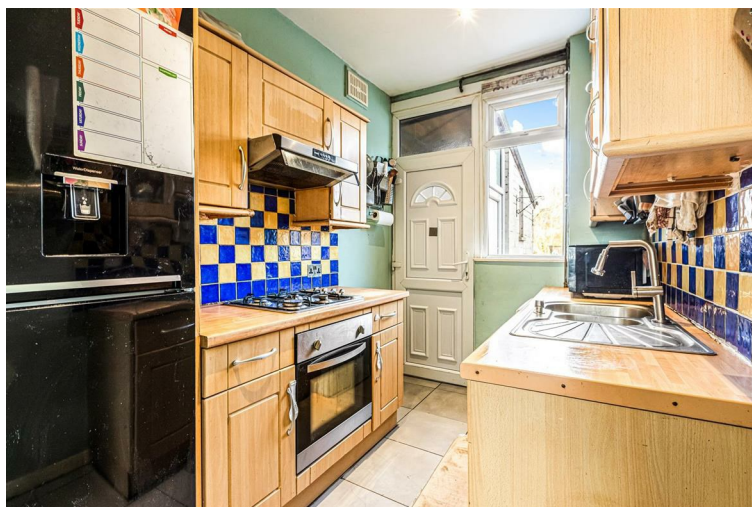


### **HALL**

Two window to front aspect, radiator, staircase rising to first floor, built in under stairs cupboard with window to side aspect.



### **DINING AREA**



**KITCHEN**  
**9'1" x 6'5" (2.77 x 1.98)**

Fitted units with worktops, sink with drainer, four ring gas hob, oven and extractor, plumbing for washing machine, space for fridge freezer, part tiled walls, tiled floor, double glazed window and door to rear aspect.

**Lobby**

Door to front aspect leading to front drive, storage, double glazed door to side aspect leading into garden.

**DOWNSTAIRS W/C**

Low level W/C, wash hand basin, part tiled walls, window to side aspect.



**LANDING**

Frosted double glazed window to side aspect.



**BEDROOM ONE**  
**14'0" x 10'4" (4.29 x 3.16)**

Fitted wardrobes, radiator, double glazed bay window to front aspect.



**BEDROOM TWO**  
**12'3" x 9'10" (3.74 x 3.02)**

Fitted wardrobes, radiator, double glazed window to rear aspect.



**BEDROOM THREE**

**7'10" x 6'3" (2.41 x 1.92)**

Coving, radiator, double glazed window to front aspect.



**OUTSIDE**

Good sized rear garden mainly laid to lawn with flower borders and mature bushes, decking area, paved entertaining area, built in brick BBQ, large shed and water tap.

To the front of the property is a paved driveway with built in LED spotlights, providing off street parking for two cars.



**SHOWER ROOM**

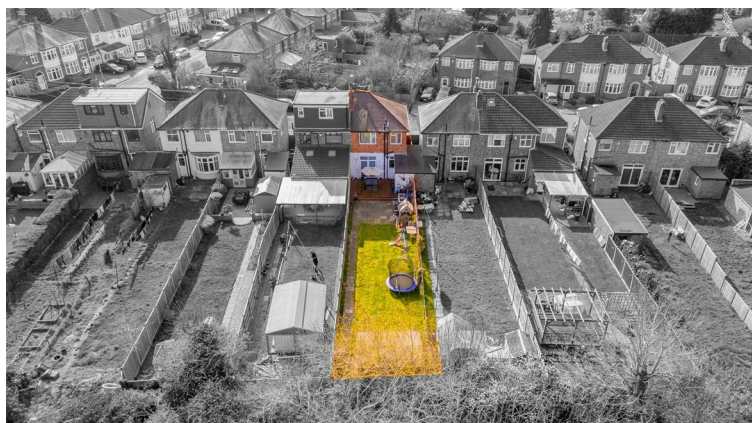
**6'8" x 6'5" (2.05 x 1.97)**

Vanity unit, low level W/C, shower cubicle with electric shower, built in cupboard housing 'Worcester' boiler, access to loft, tiled walls, heated towel rail, frosted double glazed window to rear aspect.



**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**

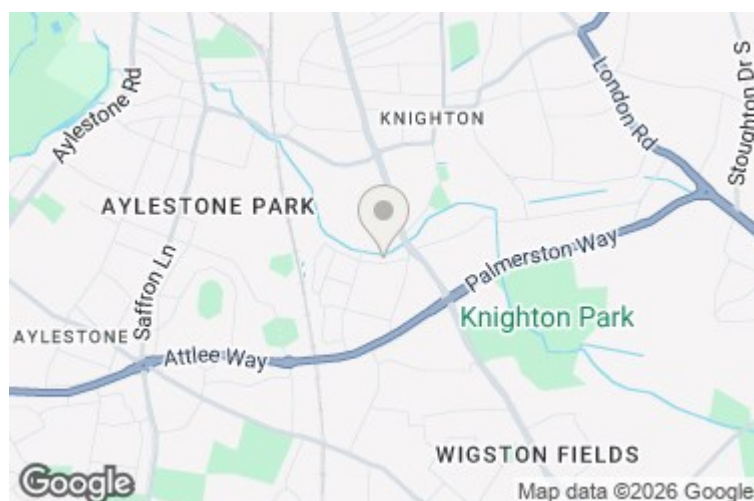
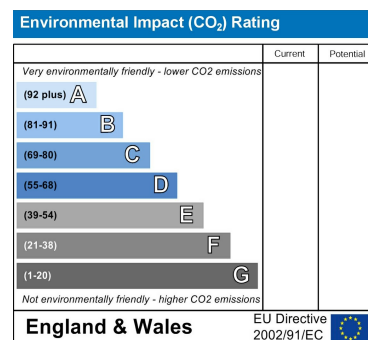
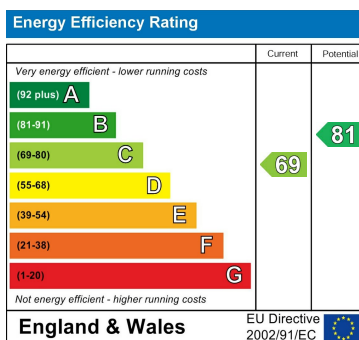
Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

**VIEWING TIMES**

Viewing strictly by appointment through Barkers Estate Agents.  
 Hours of Business:  
 Monday to Friday 9am -5.30pm,  
 Saturday 9am - 4pm,

**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



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- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
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- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

