



## Asking Price £499,950

Northdene Road, West Knighton, Leicester, LE2 6JG

- Extended Semi Detached Property
- Lounge
- Kitchen
- Rear Garden
- EPC Rating C Council Tax Band C
- Five Bedrooms
- Dining Room
- Bathroom and Three Shower Rooms
- Detached Gym or Home Office
- Freehold / No Chain



An extremely spacious and extended well presented, FIVE BEDROOM semi detached family home located in WEST KNIGHTON.

The house offers great space and briefly comprises a porch, entrance hall, lounge, dining room, breakfast kitchen, inner hallway, downstairs shower room on the ground floor.

To the first floor there are four bedrooms and a bathroom, the main bedroom benefiting from an en-suite shower room.

The third floor has a large bedroom with a further en-suite shower room.

To the rear is a good sized garden with patio area and a DETACHED HOME OFFICE / GYM.

Conveniently located to local schools, amenities, and transport links to Leicester City Centre, Fosse Park and the M1/M69 junctions. With locals schools within close proximity.

The house is being sold with NO CHAIN.

#### **PORCH**

Double glazed front door with frosted double glazed windows to front aspect, tiled floor, spot lights, double glazed door leading into,



#### **ENTRANCE HALL**

Stairs rising to first floor, meter cupboard, alarm pad, radiator, spotlights, underfloor heating.



#### **LIVING ROOM**

**27'6" x 11'6" (8.40 x 3.53)**

Built in wall unit, two radiators, spotlights, underfloor heating, double glazed bay window to front aspect, double glazed sliding doors to rear leading into,



#### **DINING ROOM**

**12'10" x 9'8" (3.93 x 2.96)**

Velux window to ceiling, spot lights, radiator, underfloor heating, double glazed sliding doors to rear leading into kitchen.



### **BREAKFAST - KITCHEN**

**14'2" reducing to 5'2" x 17'5" reducing to 7'1" (4.34 reducing to 1.59 x 5.31 reducing to 2.16)**

L Shaped, fitted units with work tops double sink with drainer, gas range cooker and extractor, space for fridge freezer, radiator, tiled walls and floor, built in breakfast bar, spot lights, two Velux windows to ceiling, two double glazed windows to rear and double glazed door to rear leading into garden.



### **DOWNSTAIRS SHOWER ROOM**

**7'6" x 3'10" (2.30 x 1.18)**

Shower cubicle with mains shower, vanity unit, low level W/C, heated towel rail, tiled floor and walls, underfloor heating, double glazed window to side aspect.



### **INNER HALLWAY**

**12'10" x 4'7" max (3.93 x 1.40 max)**

Built in cupboard, radiator, tiled floor. door leading into kitchen and dining room



### **OTHER ASPECT**



**LOBBY**

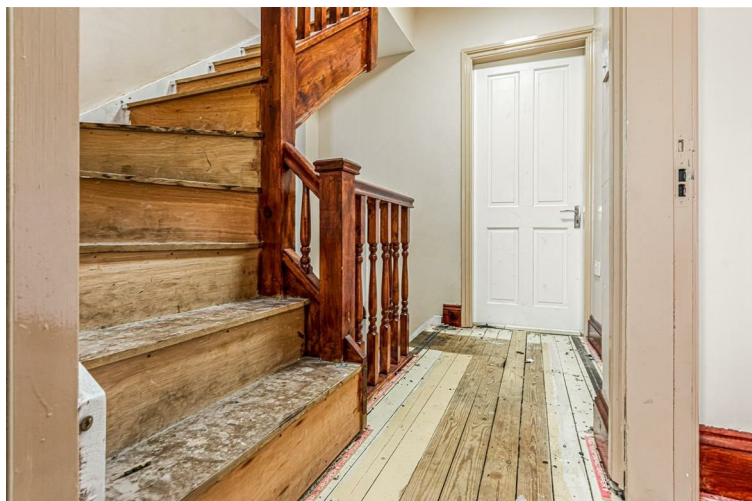
Sliding wooden door, radiator, built in cupboard housing 'Worcester' boiler and tank, double glazed door and window to front aspect, double glazed door to rear aspect.



**BEDROOM ONE**

**18'11" x 12'9" (5.77 x 3.91)**

Fitted wardrobes, three radiators, spot lights, double glazed window to rear aspect.



**FIRST FLOOR LANDING**

Built in cupboard.



**OTHER ASPECT**



**EN-SUITE SHOWER ROOM**

**10'7" x 3'9" (3.24 x 1.16)**

Shower cubicle with mains shower, vanity unit, heated towel rail, low level W/C, tiled walls and floor.



**BEDROOM THREE**

**12'5" x 10'3" (3.80 x 3.14)**

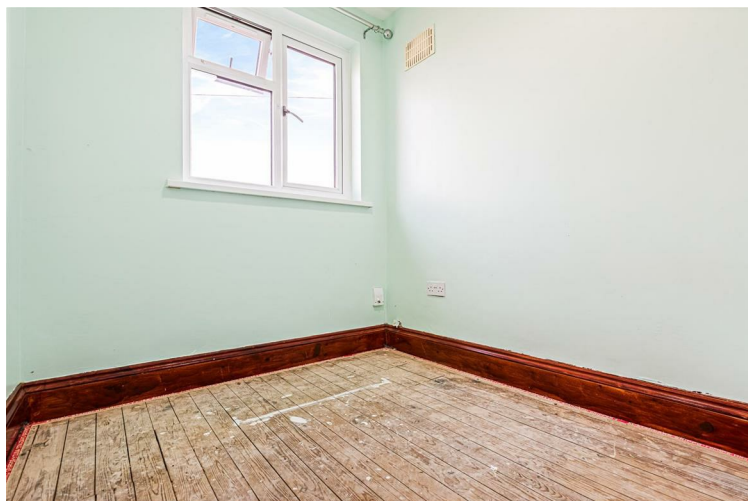
Fitted wardrobes, radiator, spot lights, double glazed window to rear aspect.



**BEDROOM TWO**

**11'5" x 10'11" (3.50 x 3.33)**

Fitted wardrobes, radiator, spot lights, double glazed window to front aspect.



**BEDROOM FOUR**

**8'0" x 6'5" (2.46 x 1.96)**

Radiator, double glazed window to front aspect.



**BATHROOM**  
**9'1" x 4'11" (2.79 x 1.51)**

Bath with mains shower, low level W.C, vanity unit, heated towel rail, tiled floor and walls, double glazed frosted window to front aspect.



**ENSUITE SHOWER ROOM**  
**7'5" x 4'1" (2.28 x 1.25)**

Shower cubicle with electric shower, vanity unit, low level W/C, heated towel rail, tiled walls and floor, double glazed frosted window to rear aspect.

**SECOND FLOOR**



**BEDROOM FIVE**  
**15'8" x 13'2" (4.78 x 4.02)**

Two built in wardrobes, radiator, Eaves storage, Velux window to front aspect, double glazed window to rear aspect.



**OUTSIDE**

Water tap, paved area, laid with artificial grass, flower border with mature trees.



### HOME OFFICE/ GYM

**21'11" x 10'4" (6.69 x 3.16)**

Double glazed door to front and side aspects, double glazed window to side elevation.

### 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



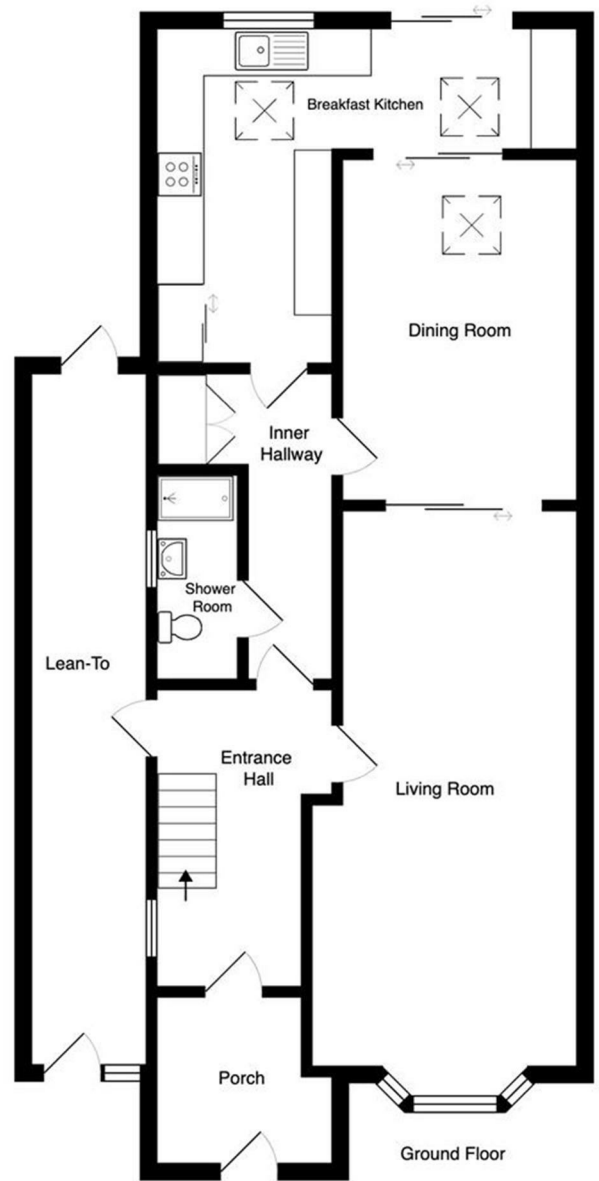
### FREE VALUATION

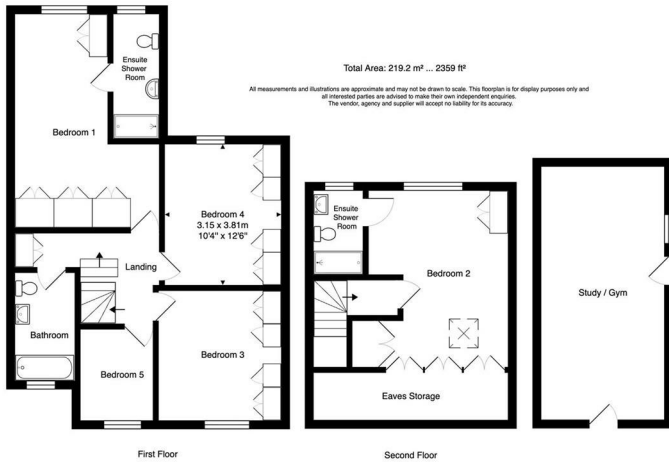
Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394



**AML DISCLAIMER**

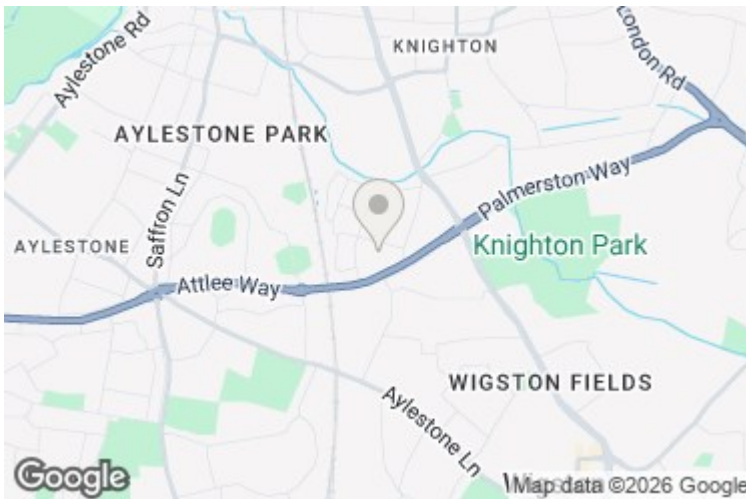
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks. These checks are carried out on our behalf of Moverly, our approved AML provider. A £50 fee (incl. vat) covers required data and any manual checks.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





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	



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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
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

