



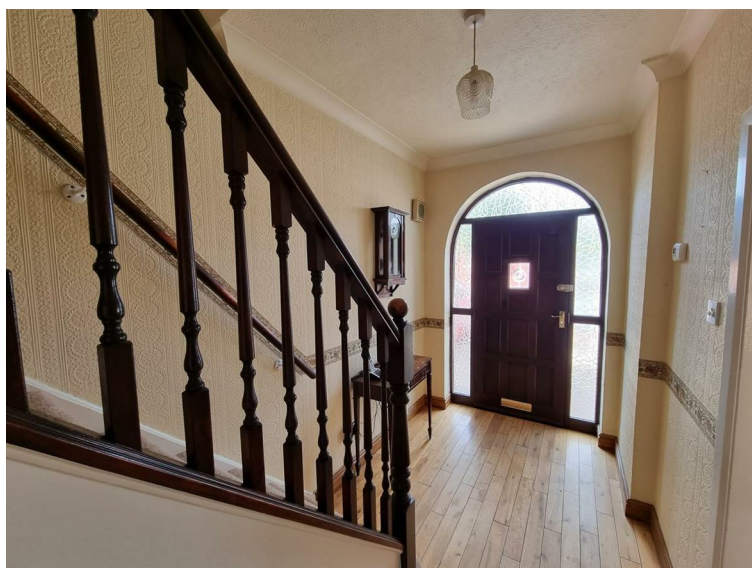
O.I.R.O £315,000

Deancourt Road, West Knighton, Leicester, LE2 6GH

- Extended Semi-Detached Property
- Open Plan Lounge / Diner
- Fitted Breakfast Kitchen
- Four Family Bedrooms
- Delightful Rear Gardens
- West Knighton Location
- Conservatory / Garden Room
- Ground Floor W/C
- Modern Shower Room
- EPC D, C/Tax C & Freehold



A WELL PRESENTED & EXTENDED FOUR BED SEMI DETACHED PROPERTY situated in the sought after city suburb of West Knighton, being well served for renowned local schooling, Leicester University, Wigston Town Centre, Oadby and the fashionable Queens Road shopping parade in neighbouring Clarendon Park. The accommodation would provide a comfortable family home that briefly comprises, entrance hallway, open plan lounge / diner, conservatory, fitted breakfast kitchen, ground floor w/c, utility, four upstairs bedrooms & shower room. GCH, DG, attractive deep set rear gardens, front driveway & garage. Potential for further extension subject to planning permission. **EARLY VIEWING HIGHLY RECOMMENDED**



ENTRANCE HALL

Wooden flooring, radiator, understairs cupboard storage, intruder alarm:

OPEN PLAN LOUNGE / DINER

11'4" x 26'8" (into bay) (3.46 x 8.13 (into bay))

Two radiators, ceiling coving, gas fire, double glazed bay window to front aspect. Sliding door leading to conservatory:



CONSERVATORY

Wooden flooring, french doors leading to rear garden:

FITTED BREAKFAST KITCHEN

15'8" x 8'9" (4.80 x 2.68)

Wooden fitted kitchen with work tops over, tiled flooring and splashbacks, space provided for washing machine, undercounter fridge, freezer and dishwasher. Double glazed window overlooking rear garden:

OUTER LOBBY

UPVC door leading to rear garden:

GROUND FLOOR W/C

5'10" x 6'2" (1.79 x 1.89)

Radiator, Worcester gas boiler, w/c with fitted sink with storage cupboards/drawers. Window to side aspect:

LANDING

Loft access:



BEDROOM ONE

11'4" x 10'0" (3.47 x 3.07)

Laminate flooring, radiator, fitted wardrobes, double glazed window to front elevation



BEDROOM THREE

6'1" x 7'7" (1.87 x 2.33)

Laminate flooring, radiator, double glazed window to front elevation:



BEDROOM TWO

9'10" 187'0" x 9'4" (3. 57 x 2.86)

Radiator, fitted wardrobes, double glazed window to rear elevation



BEDROOM FOUR

8'10" x 19'6" (2.70 x 5.96)

Laminate flooring, radiator, double glazed window to front and rear elevations:



SHOWER ROOM

6'0" x 5'10" (1.84 x 1.80)

Fully tiled suite, single shower cubicle with mixer shower, wash hand basin, radiator and w/c:

GARAGE

Access via an up and over door or through rear garden:



REAR GARDEN

The property benefits from a good sized rear garden with patio area and established lawn. To the front the property has off road parking:

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.

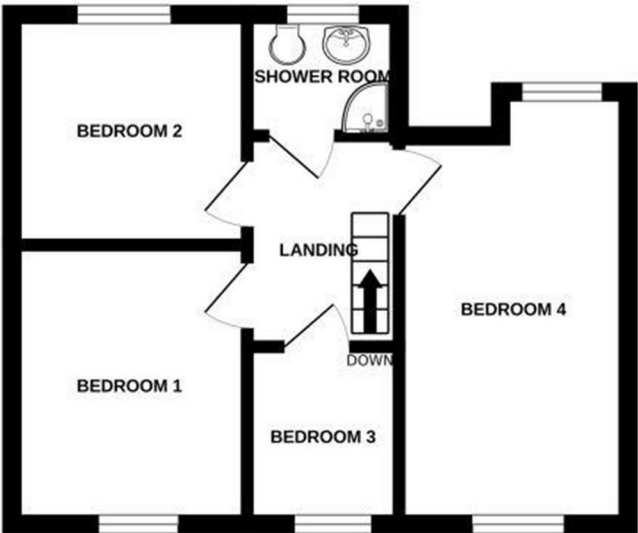
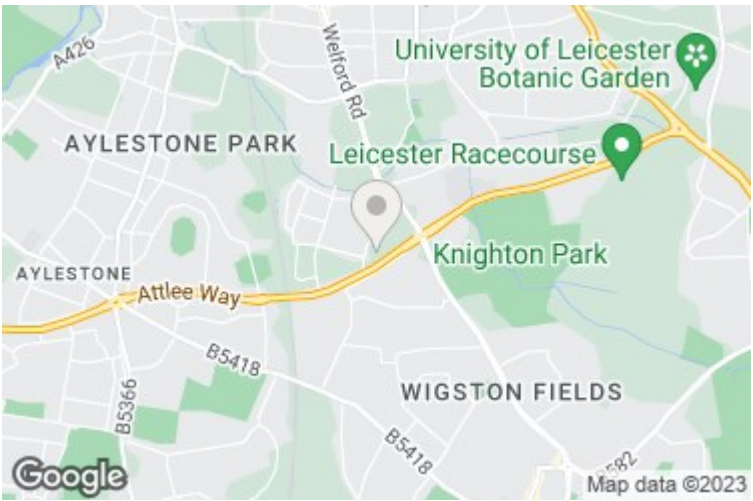
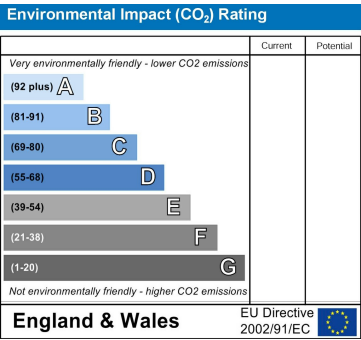
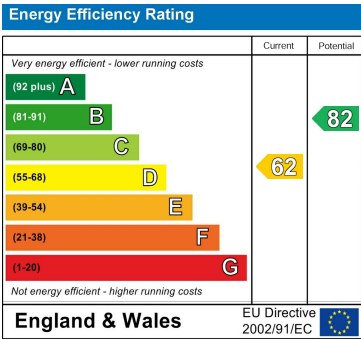
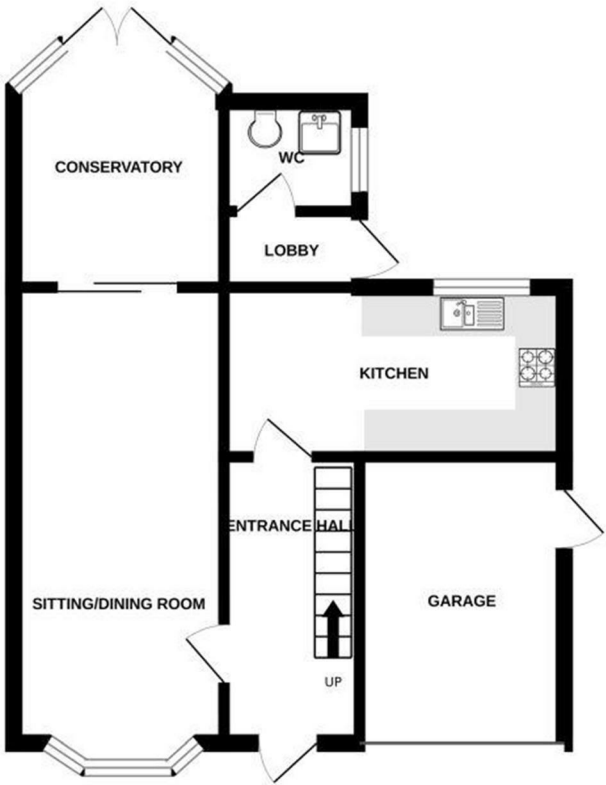
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am - 5.30pm

Saturday 9am - 4pm



Barkers

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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

