SALES
LETTINGS
MORTGAGES
MANAGEMENT

Barkers Est.1985









Price Guide £190,000

Knighton Lane, Leicester, LE2 8BF

- Extended Palisaded Home
- Two Reception Rooms
- Downstairs W/C
- Large Rear Garden
- No Upper Chain
- Entrance Hall
- Two Double Bedrooms
- Breakfast Kitchen
- EPC Rating D Council Tax Band A
- Freehold



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79 Queens Road, Clarendon Park, Leicester, LE2 1TT
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Guide Price £190,000 - £200,000

An extended palisaded BAY FRONTED family home located in AYLESTONE.

The house briefly comprises an entrance hall, TWO RECEPTION ROOMS, downstairs W/C and BREAKFAST KITCHEN to the ground floor.

On the first floor there are TWO DOUBLE BEDROOMS and a bathroom.

To the rear is a LARGE GARDEN with patio area for entertaining.

The house is being sold with NO UPPER CHAIN.

Close to Fosse Park, M1/M69 and Leicester City Centre.



ENTRANCE HALL
Double glazed front door, coving, radiator, staircase rising to first floor.

RECEPTION ROOM ONE
13'9" to bay x 9'10" (4.21 to bay x 3.02)
Gas fireplace, coving, meter cupboard, radiator, floorboards.



RECEPTION ROOM TWO
13'4" x 11'8" (4.08 x 3.57)
Gas fire, coving, radiator, understairs cupboard housing fuse box and meters, pair of double glazed doors to rear aspect leading into garden.



BREAKFAST KITCHEN
18'2" max reducing to 13'9" x 7'3" max reducing to (5.55 max reducing to 4.21 x 2.23 max reducing to 1)
Fitted units with worktops and tiled splashbacks, sink with drainer, plumbing for washing machine and dishwasher, four ring gas hob with oven and extractor, space for fridge freezer, radiator, double glazed window to rear aspect, pair of double glazed doors to side elevation leading out onto the patio.

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OTHER ASPECT

DOWNSTAIRS W/C
Low level W/C, wash hand basin, extractor.

LANDING



BEDROOM ONE
13'1" x 11'11" (4.01 x 3.65)
Fireplace, radiator, two double glazed windows to front aspect.

BEDROOM TWO
11'9" x 10'6" (3.59 x 3.22)
Built in cupboard with access to loft, radiator, double glazed window to rear aspect.



BATHROOM
9'6" x 6'0" (2.90 x 1.85)
Bath with shower attachment, low level W/C, pedestal wash hand basin, boiler, radiator, part tiled walls, frosted double glazed window to rear aspect.







OUTSIDE

Paved patio area, mainly laid to lawn with established hedge and flower borders, gate to the side for access.

To the front of the property is a block paved frontage with low level brick wall and metal gate.



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

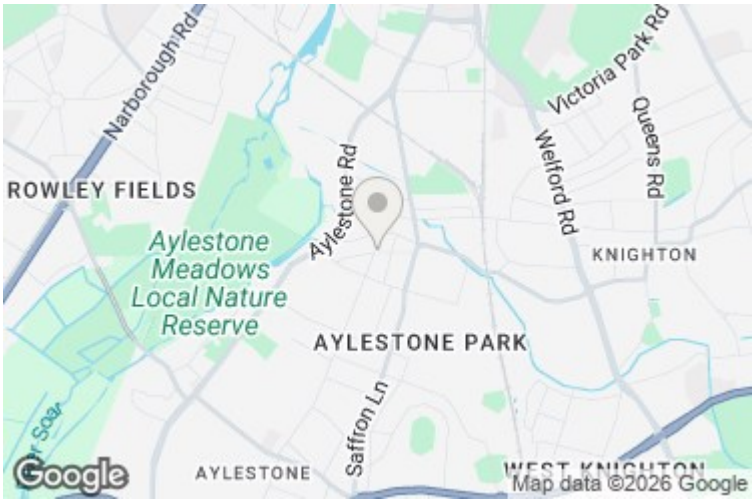
We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents 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.
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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
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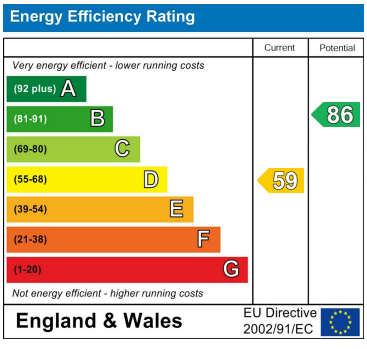
AML DISCLAIMER

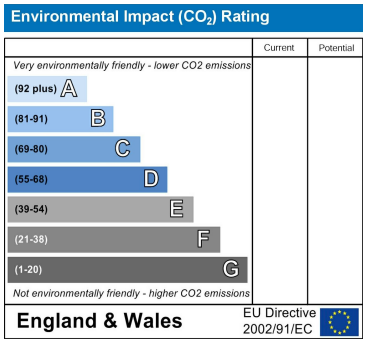
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.
These checks are carried out on our behalf of Moverly, our approved AML provider.
A £50 fee (incl. vat) covers required data and any manual checks.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



All measurements and illustrations are approximate and may not be drawn to scale.
This floorplan is for display purposes only and
all interested parties are advised to make their own independent enquiries.
The vendor, agency and supplier will accept no liability for its accuracy.







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THINKING OF SELLING?



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- 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

