



## Offers Over £300,000

**Milford Road, Knighton, Leicester, LE2 3FG**

- Extended Semi Detached
- Fitted Kitchen & Utility
- Conservatory
- Bathroom Suite & Shower
- Feature Landscaped Gardens
- Entrance Porch & Hallway
- Open Plan Lounge/Diner
- Three Bedrooms
- DG, GCH, EPC F, C/Tax B & Freehold
- No Upward Chain | Early Viewing Essential



AN ATTRACTIVE & EXTENDED THREE BED BAY FRONTED PERIOD SEMI DETACHED PROPERTY superbly situated within the fashionable and highly regarded leafy suburb of Knighton, being well served for renowned public & private schooling, the City Centre, University of Leicester, Leicester Royal Infirmary and the Queens Road shopping parade in neighbouring Clarendon Park with its array of specialist bars, bistros & boutiques. This desirable and spacious property offers excellent potential for further improvements, to provide an outstanding family home, ideal for today's modern day living. The accommodation briefly comprises, entrance hallway, two open plan reception rooms, conservatory, fitted kitchen leading to utility room & wc, having three bedrooms and family bathroom. Set in delightful, well maintained grounds with a pleasant aspect, the rear garden faces South and is a particular feature of the property. To the front elevation is driveway offering car standing and access to single garage.

**NO UPWARD CHAIN | EARLY VIEWING HIGHLY RECOMMENDED**

#### **ENTRANCE PORCH**

Tiled threshold, gas meter and leading to:

#### **ENTRANCE HALLWAY**

Feature panelled walls, radiator and stairs to first floor:



#### **OPEN PLAN RECEPTION ROOMS**

**25 x 11'0 (7.62m x 3.35m)**

Open plan lounge & dining room with glass tri-fold doors separating the rooms and comprising, feature panelled wall, gas fireplace with marble inset & hearth finished with wood surround, radiators, double glazed bay window to front elevation and patio doors through to conservatory:



#### **CONSERVATORY**

**10 x 10 (3.05m x 3.05m)**

Radiator and patio doors to rear garden:



#### **FITTED KITCHEN**

**13'5 x 6'7 (4.09m x 2.01m)**

Fitted with a matching range of ivory base, wall & drawer units, concealed sliding wooden retracting shelf ideal for baking, with mottled work surfaces over inset with sink unit & drainer and decorative ceramic tiled splashbacks. Having integrated electric oven, two ring electric & two ring gas hob combination, hidden extractor hood, space provided for fridge / freezer, plumbing for washing machine, radiator, vinyl flooring, access to shelved pantry (housing electrics), feature brick glass wall to conservatory, serving hatch & double glazed window to front elevation, leading to:



#### **UTILITY ROOM**

**11'8 x 10'9 (3.56m x 3.28m)**

Fitted with base and wall units with handy work top over, shelving units, wall mounted 'Worcester' boiler, plumbing and power for appliances, double glazed window to rear and door to garden with access to:

#### **WC**

Fitted with WC, wash hand basin and double glazed window to rear elevation:

#### **COVERED SIDE ENTRY WAY**

With door to garage and front garden:

#### **INTEGRAL GARAGE**

**17'3 x 8'7 (5.26m x 2.62m)**

Having power, lighting and double doors to driveway with side door to entryway/lobby:

#### **FIRST FLOOR LANDING**

Double glazed opaque window to side elevation:



#### **BEDROOM ONE**

**12'4 (to bay) x 8'9 (to robes) (3.76m (to bay) x 2.67m (to robes))**

Fitted with a matching range of double wardobes, cupboards and dresser, curved radiator, wood style flooring and double glazed bay window to front elevation:



#### **BEDROOM TWO**

**12 x 9'2 (to robes) (3.66m x 2.79m (to robes))**

Comprising a matching range of double wardobes, over head storage cupboards and dresser, wood style flooring, radiator and double glazed window to rear elevation:



### **BEDROOM THREE**

**8 x 7'1 (2.44m x 2.16m)**

Fitted with a single bed, double wardrobe, radiator and double glazed window to front elevation:



### **BATHROOM**

Fitted with a modern three piece suite comprising, panelled bath with electric shower, pedestal sink with vanity cabinets over & low level wc, decorative tiled surround, vinyl flooring, radiator, airing cupboard & double glazed opaque window to rear elevation:



### **REAR GARDEN**

The rear garden is a particular feature of the property and extends to a delightfully landscaped garden, with paved sun terrace overlooking an immaculate lawn, edged with decorative flower beds, filled with colourful seasonal planting and shrubs and crazy paved side pathways. The rear path leads to the screened organic garden, with raised beds for planting and fruit trees, whilst retaining a greenhouse, two potting sheds, chalet and walled boundary surround:



### **FRONT GARDEN**

To the front elevation has a paved driveway and forecourt, dotted with shrubs, having off road parking & hedged boundaries fitted with wrought iron double gates:

### **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

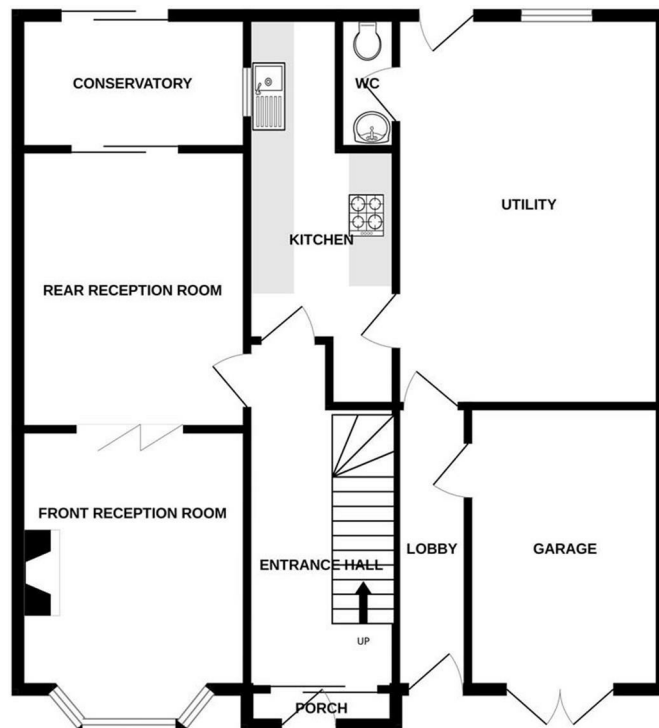
Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

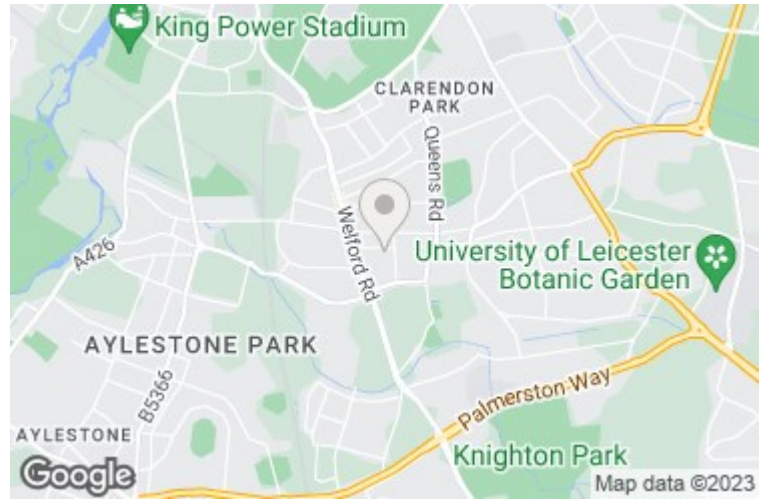
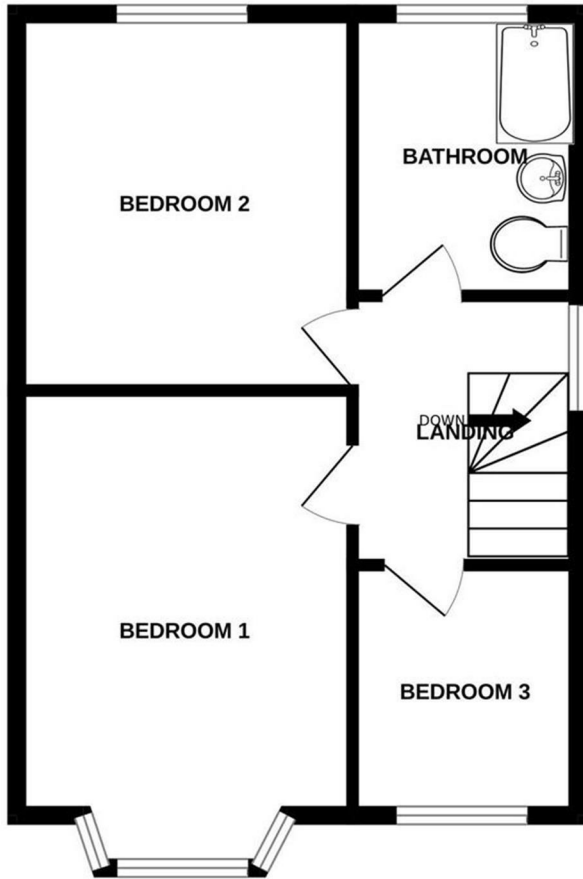
Monday to Friday 9am - 5.30pm

Saturday 9am - 4pm

GROUND FLOOR



1ST FLOOR



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	<b>70</b>

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

