



## Guide Price £190,000

**Great Arler Road, Knighton Fields, Leicester, LE2 6FG**

- Stylish Semi Detached Property
- Open Plan Lounge / Dining Room
- Two Double Bedrooms
- GCH, DG & EPC D
- Ideal First Time Purchase
- Entrance Hallway
- Spacious Fitted Kitchen
- G/F Modern Shower Room
- Attractive Front & Rear Gardens
- Early Viewing Highly Recommended





GUIDE PRICE £190,000-£200,000

A DELIGHTFULLY APPOINTED TWO BEDROOM SEMI-DETACHED PROPERTY situated within the popular city suburb of Knighton Fields being well served for Leicester University, the City Centre and the fashionable Queens Road shopping parade with its array of specialist bars, bistros & boutiques. This immaculately presented & flexible living accommodation would provide a very comfortable starter home that briefly comprises, entrance hallway, open plan lounge / dining room, perfect for working from home, spacious comprehensively fitted kitchen / diner, g/f shower room & stairs to two double bedrooms that benefit from plenty of eaves storage. GCH, DG & EPC D with attractive well kept front and rear gardens. EARLY VIEWING IS HIGHLY RECOMMENDED



**OPEN PLAN LOUNGE / DINING**  
**19'06 x 14'91 (5.94m x 4.27m)**

Featuring contemporary living flame gas fireplace with marble inset and wood surround, sound insulation fitted to party wall, radiator and double glazed windows to the front aspect:



**ENTRANCE HALLWAY**

This welcoming entrance hallway comprises streamlined meter cupboard housing gas & electric meters, radiator and stairs leading to first floor:



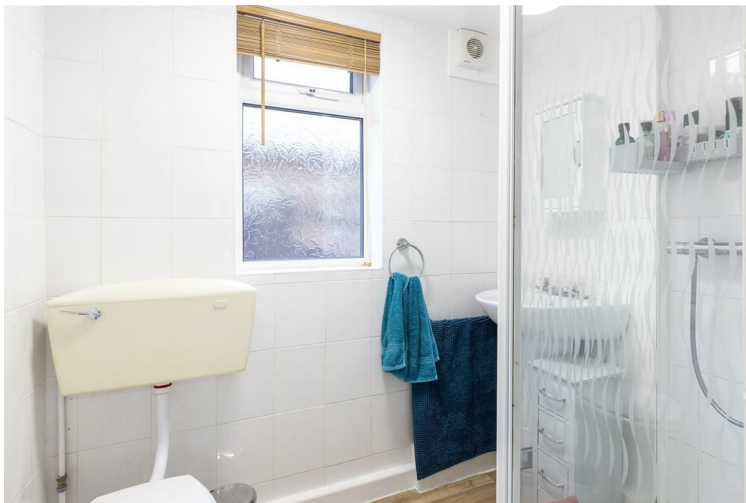
**DINING ROOM / STUDY**

Featuring wood style flooring, radiator and double glazed window to front elevation with open plan aspect through to Lounge:



**FITTED KITCHEN**  
**12'55 x 10'16 (3.66m x 3.05m)**

Comprising a matching range of gloss white base, wall and drawer units with wood style work surfaces over, fitted with single integrated gas / fan oven, (electric point available) and four ring gas hob with extractor canopy over, stainless steel sink with drainer, part tiled splashbacks, space is provided for both under counter or freestanding fridge / freezer, plumbing for washing machine, wood style vinyl flooring and double glazed window to the rear elevation:



**SHOWER ROOM**  
**6'28 x 4'88 (1.83m x 1.22m)**

Fitted with a white three piece suite comprising shower cubicle with chrome shower, low level wc, pedestal sink, tiled surround, radiator and double glazed obscure window to the side elevation:

**OUTER LOBBY**

With door to garden and access to storage cupboard:

**STORE**

A deep set storage cupboard fitted with shelving:

**FIRST FLOOR LANDING**

Leading to:



**BEDROOM ONE**  
**14'98 x 11'94 (4.27m x 3.35m)**

Having sound insulation fitted to party wall, radiator and double glazed window to the front elevation:



**BEDROOM TWO**  
**11'90 x 9'93 (3.35m x 2.74m)**

Comprising fitted cupboard housing wall mounted 'Glow Worm' boiler, radiator, doors leading to two spacious fully insulated eaves storage cupboards and double glazed window to the rear elevation:





**OUTSIDE**

To the front of the property is a neat pebbled forecourt garden planted with low level shrubs, a paved pathway extending to the front entrance and fenced boundaries. To the rear is an attractive landscaped garden mainly laid to lawn with feature pagoda arch way and paved sun terrace with raised organic bed, Having fenced boundaries (new panels recently fitted to right hand side) and handy gated side access:

**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.

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5.30pm,

Saturday 9am - 5pm,

Sunday - 10am - 2pm.

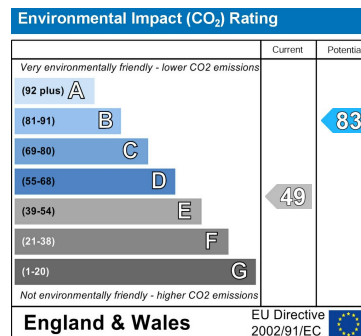
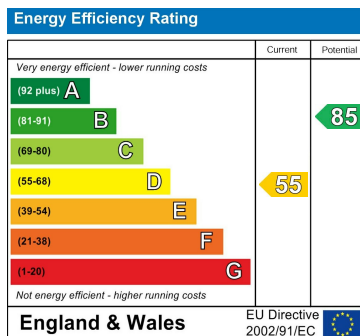
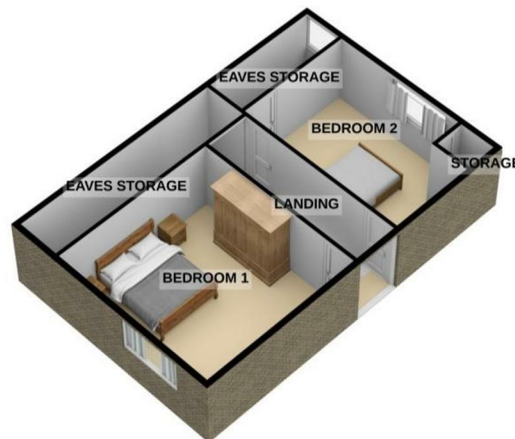
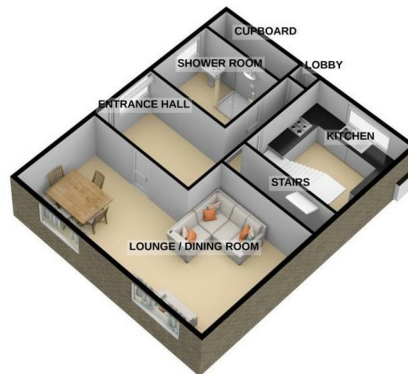
**MORTGAGES**

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. They are able to provide totally independent advice for your mortgage needs. Please ask if you require further information.

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**DRAFT DETAILS AWAITING VENDORS APPROVAL**





# 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

