



## Asking Price £350,000

**Kenwood Road, Leicester, LE2 3PL**

- Semi Detached Family Home
- Through Lounge-diner
- Good Size Rear Garden
- Off Road Parking
- Great Location
- Four Bedrooms
- Bathroom
- Garage
- Awaiting EPC Council Tax Band C
- Freehold



A great FOUR BEDROOM bay fronted semi detached property arranged over three floors in KNIGHTON.

The home comprises a porch, entrance hall, through lounge-diner and kitchen on the ground floor.

On the first floor there are three bedrooms, a bathroom and separate W/C.

To the rear is a large well established lovely garden.

The property benefits from a GARAGE and DRIVEWAY.

Kenwood Road is a short walk to Knighton Park together with Queens Road shopping parade in neighbouring Clarendon Park with its specialist shops, bars, boutiques and restaurants. Carisbrooke Tennis Club and Leicester Bowls Club are also close by.

#### **PORCH**

Double glazed front door, tiled floor, door into



#### **ENTRANCE HALL**

Under stairs cupboard, two windows to front, radiator, staircase rising to first floor, window to side looking into lounge.



#### **THROUGH LOUNGE**

**26'7" to bay x 11'10" max (8.11 to bay x 3.61 max)**

Coving, gas fireplace, two radiators, hatch into kitchen, window into hallway, double glazed bay window to front aspect, double glazed sliding door to rear aspect leading into garden.



#### **LOUNGE AREA**



**DINING AREA**



**BEDROOM ONE**

**13'5" to bay x 10'9" (4.11 to bay x 3.28)**

Fitted wardrobes, radiator, double glazed bay window to front aspect.



**KITCHEN**

Fitted units with worktops, 'Worcester' boiler, plumbing for washing machine, sink with drainer, built in larder with space for fridge freezer and double glazed frosted window to side aspect, part tiled walls, hatch into lounge, double glazed window and door to side aspect.

**FIRST FLOOR LANDING**

Double glazed frosted window to side aspect, door with staircase to bedroom four.



**BEDROOM TWO**

**11'1" x 9'6" (3.39 x 2.91)**

Fitted wardrobe, built in under stairs cupboard, radiator, double glazed window to rear aspect.



**BEDROOM THREE**

**6'10" x 6'9" (2.10 x 2.07)**

Radiator, double glazed window to front aspect.



**BEDROOM FOUR**

**14'1" x 13'1" (4.30 x 4.01)**

Stairs into, radiator, double glazed window to rear aspect.



**BATHROOM**

**6'8" x 5'10" (2.04 x 1.79)**

Bath with electric shower, pedestal wash hand basin, part tiled walls, radiator, frosted double glazed window to rear aspect.

**SEPERATE W/C**

Low level W/C, frosted double glazed window to side aspect.

**OUTSIDE**

Beautiful established large rear garden, paved seating area, water tap, shed, summer house, greenhouse, mainly laid to lawn with mature trees, bushes, shrubs and plants.

Gate to front of property leading onto driveway.

**GARAGE**

**13'6" x 6'9" (4.14 x 2.06)**

Up and over door, power, frosted double glazed window to side aspect and double glazed door to rear elevation.



**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.

### 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,

### OTHER ASPECT



### 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

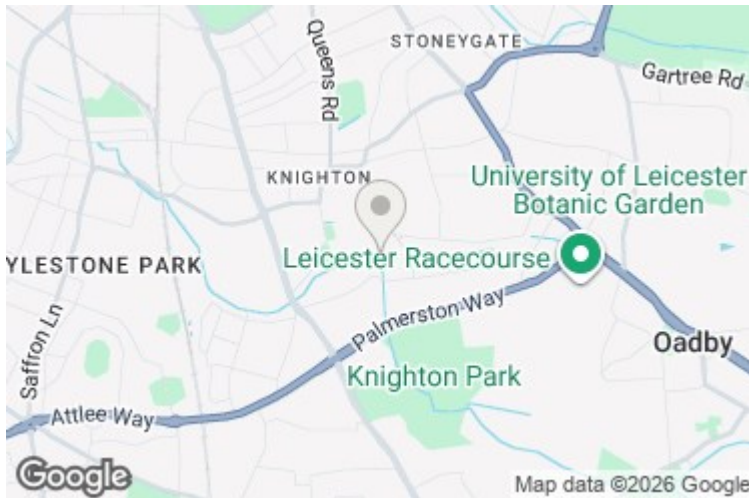


Total Area: 99.5 m<sup>2</sup> ... 1071 ft<sup>2</sup>

All measurements and floorplans are approximate and may not be exact to scale. This floorplan is for display purposes only and all interested parties are advised to make their own independent enquiries. The vendor, agent and broker will accept no liability for its accuracy. Photography: Apperly Bennett Photography

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



# 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

