



Offers Over £450,000

Greenhill Road, Knighton, Leicester, LE2 3DP

- Stylish Extended Semi Detached
- Integrated Fitted Kitchen & Family Room
- Third Reception Room
- Two Immaculate Bathrooms
- EPC C, GCH, DG, C/tax B & Freehold
- Open Plan Lounge / Diner
- Utility Room & Cloakroom
- Four Family Bedrooms
- Landscaped Gardens & Driveway
- Early Viewing Recommended



A STUNNING & STYLISH INDIVIDUAL CONTEMPORARY STYLED FOUR BED FAMILY HOME, superbly situated within the highly regarded city suburb of Knighton, being well served for renowned local schooling, Leicester University, the City Centre and the fashionable Queens Road shopping parade with its array of vibrant bars, bistros & boutiques. This extended property has undergone an extensive programme of refurbishment by the current owners, with particular attention to detail resulting in a super stylishly versatile home, ideal for modern day living and featuring a breathtaking open plan fitted kitchen and family room with bi-fold doors extending to the rear garden. This beautifully appointed living accommodation briefly comprises, entrance hallway, spacious open plan lounge/dining room, impressive bespoke integrated fitted kitchen/family room, third reception room, utility/cloakroom, four family bedrooms, brand new hotel inspired family bathroom and Jack & Jill shower room, with landscaped front & rear gardens and block paved driveway providing valuable off road parking.

THE PROPERTY IS OFFERED AT THE AGENTS HIGHEST RECOMMENDATIONS | BOOK NOW TO AVOID DISAPPOINTMENT



LOUNGE / DINING ROOM

26'04 x 10'08 (8.03m x 3.25m)

Featuring wood veneer style flooring, radiator, double glazed window to front elevation, French doors opening through to family room and two decorative ceiling chandeliers:



ENTRANCE HALLWAY

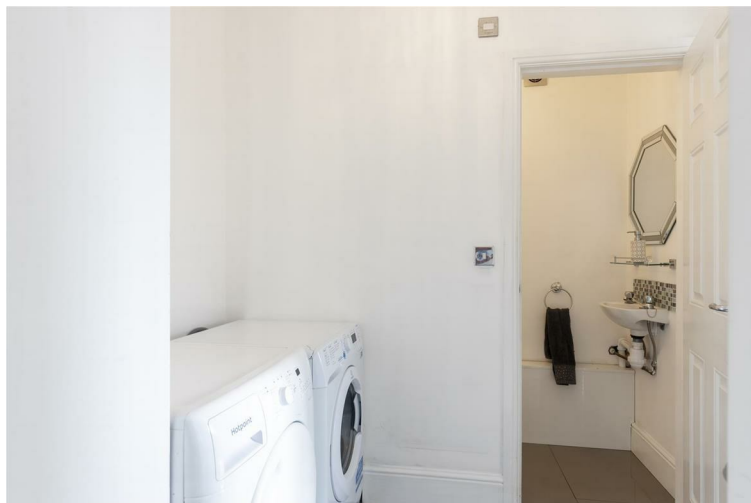
Featuring wood veneer style flooring, radiator, double glazed window to front elevation, leaded upvc front door and stairs leading to first floor:



FITTED KITCHEN / FAMILY ROOM

22'03 x 15'10 (6.78m x 4.83m)

This superb & stylishly appointed open plan extended fitted kitchen is complete with a versatile family seating/dining area and briefly comprises a range of sleek gloss white base, wall & larder units, with solid wood worksurfaces over inset with one and half sink unit. With feature island unit & breakfast bar, inset with a five ring gas burner, designer extractor canopy over, wine cooler, additional storage cabinets coupled with wide soft closing drawers. The design includes a bank of two eye level stainless steel electric ovens, dishwasher, fitted larder cupboards incorporating both upright fridge & freezer and a concealed 'Baxi' boiler. Having grey gloss floor tiles, spots to ceiling, radiators, double glazed bi-fold doors extending to the rear landscaped garden & two ceiling Velux windows for a lovely light & airy feel:



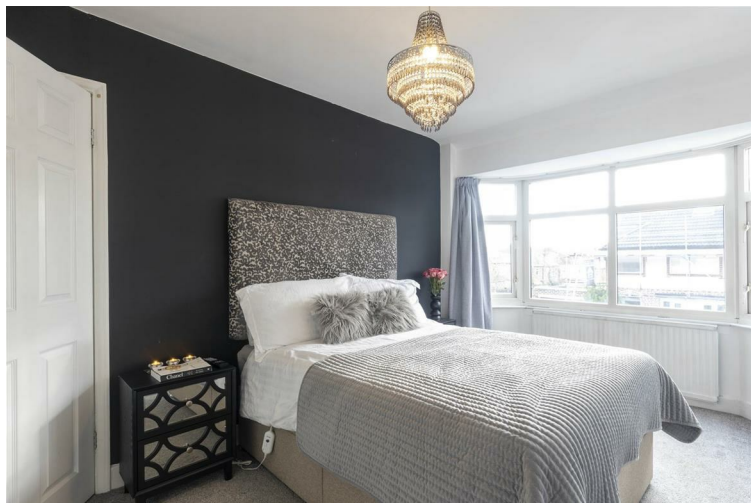
UTILITY ROOM

6'08 x 4'10 (2.03m x 1.47m)

Featuring grey gloss floor tiles, plumbing and power for two appliances:

WC

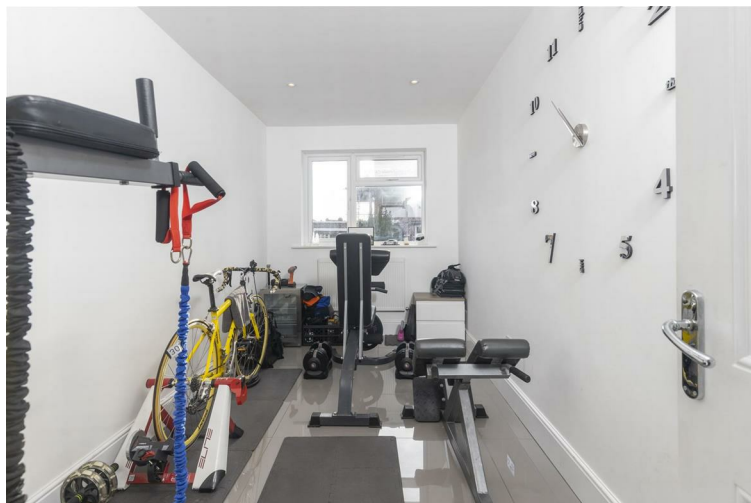
Featuring grey gloss floor tiles, wc & wash hand basin:



BEDROOM ONE

13'06 (to bay) x 9'07 (4.11m (to bay) x 2.92m)

Radiator and double glazed bay window to front elevation:



RECEPTION ROOM

14'06 x 6'11 (4.42m x 2.11m)

Featuring grey gloss floor tiles, radiator and double glazed window to front elevation :

FIRST FLOOR LANDING

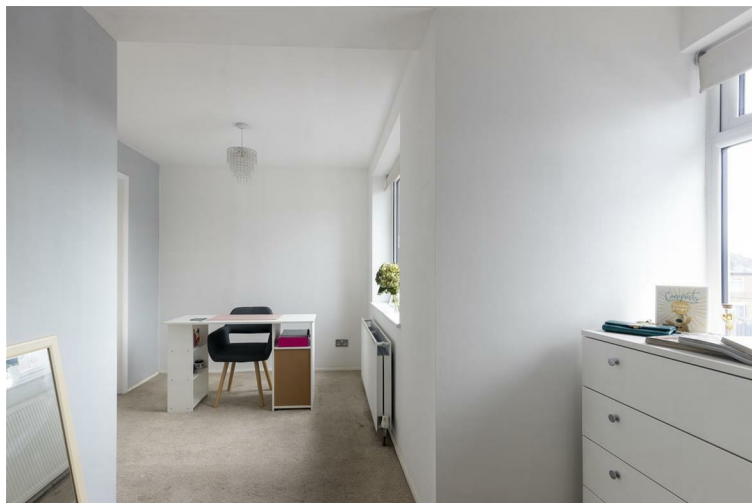
With insulated loft access:



BEDROOM TWO

11'06 x 10'05 (3.51m x 3.18m)

Radiator and double glazed window to rear elevation:



BEDROOM THREE

14'10 (max) x 8 (4.52m (max) x 2.44m)

Radiator, double glazed windows to front elevation and access to Jack & Jill shower room:



BEDROOM FOUR

15'5 x 7'5

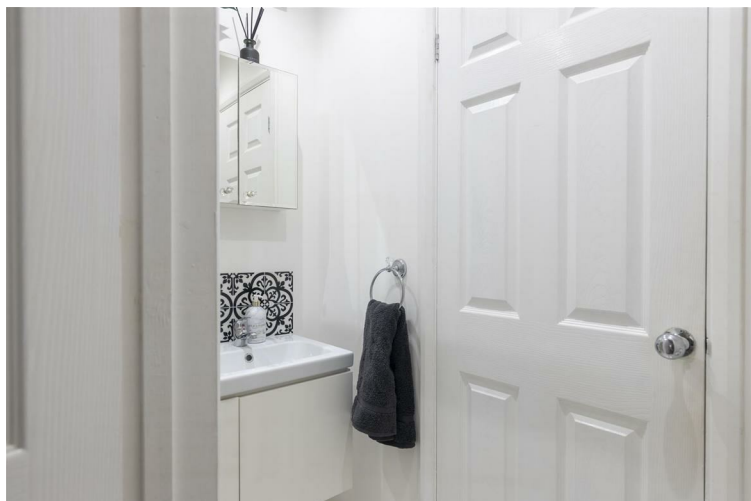
Radiator, double glazed window to rear elevation and access to Jack & Jill shower room:



FAMILY BATHROOM

6'11 x 6'2 (2.11m x 1.88m)

Fitted with a stylish three piece suite comprising, panelled shower bath with 'Electrolux' shower over, shower screen, wash hand basin fitted to gloss white vanity unit, wall mounted vanity mirror/light over, low level wc, decorative 'Gres porcenellato' ceramic tiled surround, matching flooring, radiator & double glazed opaque window to rear elevation:



JACK & JILL SHOWER ROOM

Fitted with a stylish three piece suite comprising, walk-in shower cubicle fitted with both fixed rain shower and mixer shower over, wash hand basin fitted to vanity unit & low level wc, decorative tiled surround and ceramic tiled flooring:



OUTSIDE

To the rear elevation is a paved terrace for al fresco dining and entertaining, with organic flower bed and sleeper edged steps, rising to an immaculate lawn, retaining good sized potting shed, double outside power point and fenced boundaries. To the front elevation is a blockpaved driveway with off road parking and access to electric power point:

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.

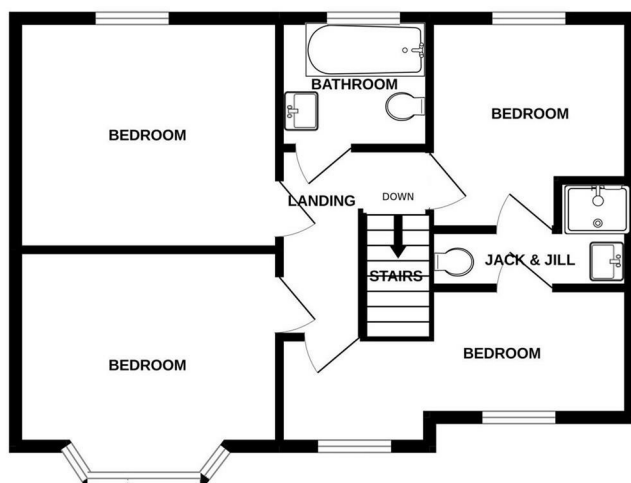
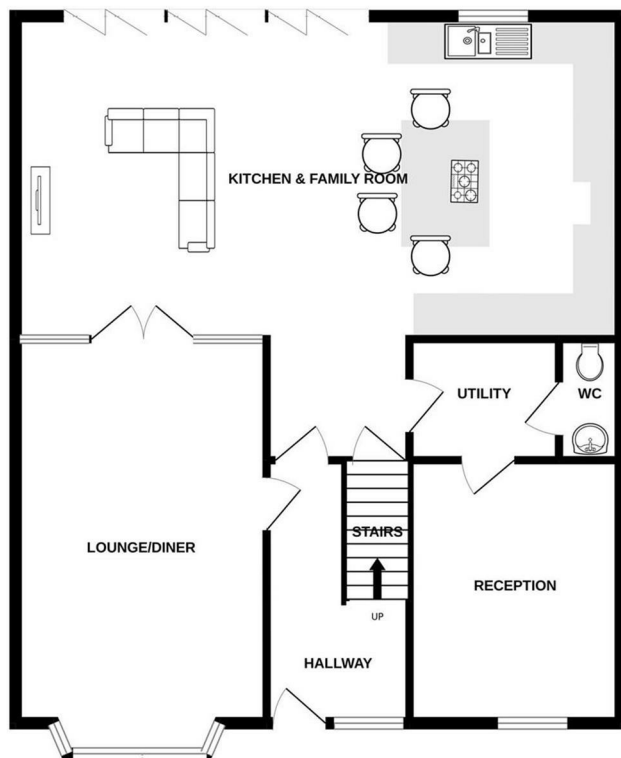
VIEWING TIMES

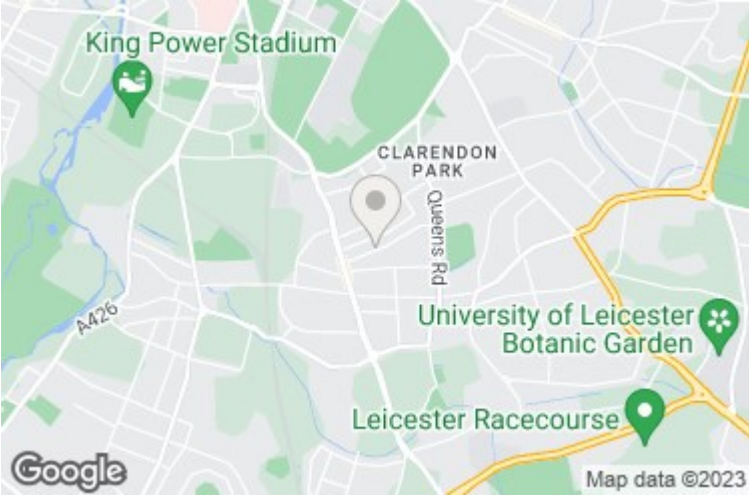
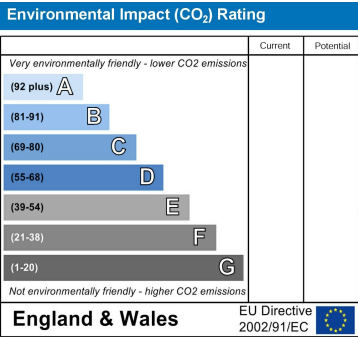
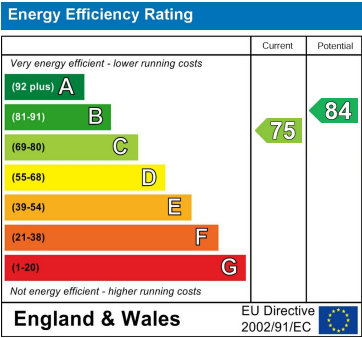
Viewing strictly by appointment through Barkers Estate Agents.

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

