



## Guide Price £320,000 - £340,000

Stanfell Road, Leicester, LE2 3GA

- Beautifully Presented
- Semi Detached House
- Breakfast Kitchen
- Delightful Rear Garden
- Off Street Parking
- Three Bedrooms
- Through Lounge-Diner
- Bathroom
- Council Tax Band B EPC Rating D
- Freehold



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A beautifully presented **THREE BEDROOM SEMI** detached family home located in **KNIGHTON**.

The house briefly comprises an entrance hallway, through lounge/diner, extended breakfast kitchen, utility room on the ground floor.

On the first floor there are three bedrooms and a bathroom.

The property boasts a beautiful established rear garden and has **OFF STREET PARKING** to the front.

Stanfell Road is well located for the local schools, close to Leicester City Centre, and Leicester Train station.



**THROUGH LOUNGE-DINER**  
**26'2" x 11'0" (7.98 x 3.37)**

Gas fireplace, two radiators, coving, double glazed bay window to front aspect, pair of double glazed doors to rear leading out into the garden.



**ENTRANCE HALL**

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



**LOUNGE AREA**



**DINING AREA**



**OTHER ASPECT**



**DINING KITCHEN**

**17'6" x 7'9" max (5.35 x 2.38 max )**

Fitted units with worktops with tiled splashbacks, built in breakfast bar, sink with drainer, boiler, plumbing for washing machine, double glazed windows to rear and side aspects, double glazed door to side aspect.



**LANDING**

Double glazed window to side aspect.



**BEDROOM ONE**

**11'0" x 10'1" (3.37 x 3.08)**

Fitted wardrobe, radiator, double glazed window to front aspect.



**BEDROOM THREE**

**7'7" x 7'4" (2.32 x 2.26)**

Fitted wardrobe, radiator, double glazed window to front aspect.



**BEDROOM TWO**

**12'4" x 10'11" (3.78 x 3.35)**

Fitted wardrobe, coving, radiator, double glazed window to rear aspect.



**BATHROOM**

**9'2" x 6'5" (2.80 x 1.96)**

Bath with mains shower, vanity unit, low level W/C, access to loft, spot lights, heated towel rail, part tiled wall, frosted double glazed window to rear aspect.



### OUTSIDE

Under stairs cupboard housing gas meter, gate to front aspect, water tap, shed, paved seating area, well kept garden laid to lawn with established flower borders.

To the front of the property is a low brick wall, pebbled area, and paved area providing off street parking.



### 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 270 939



### 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 -5pm

Saturday 9am - 4pm

### AML DISCLAIMER

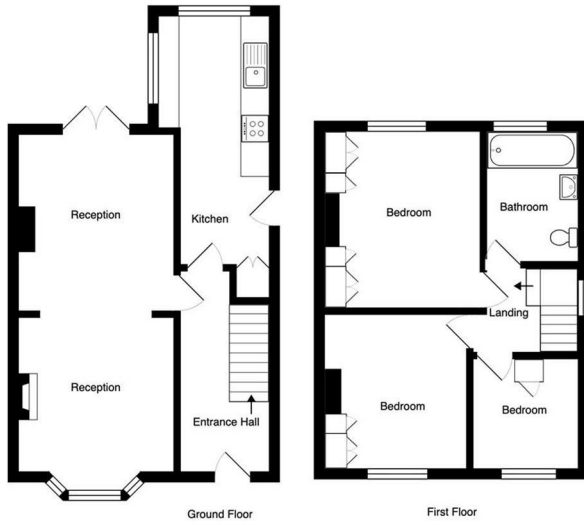
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.

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

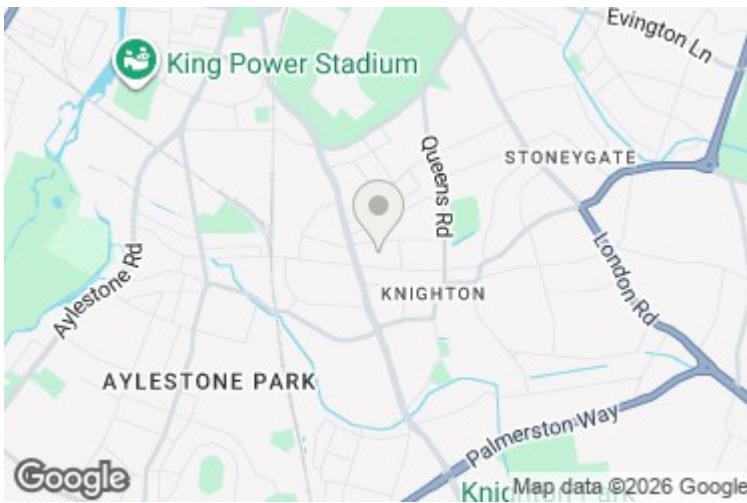


Total Area: 86.2 m<sup>2</sup> ... 928 ft<sup>2</sup>

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.

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>			
(39-54) <b>E</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

