



Offers Over £290,000

Landseer Road, Knighton, Leicester, LE2 3EE

- Extended Semi Detached Property
- Three Reception Rooms
- Modern Shower Room
- EPC D / Council Tax B
- Early Viewing Advised
- Knighton Location
- Three Bedrooms
- Rear Garden
- Gas Central Heating & Double Glazing
- No Upward Chain



AN 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 reception rooms, dining room, fitted kitchen leading to a covered lean-to, stairs leading to three bedrooms and a modern shower room. Set in delightful, rear low maintenance garden. To the front elevation is driveway providing off road parking.

NO UPWARD CHAIN | EARLY VIEWING HIGHLY RECOMMENDED



ENTRANCE HALL

Accessed via UPVC front door, radiator, fitted cupboard housing electrics, stairs to first floor:

FRONT RECEPTION ROOM

14'0" into bay x 10'10" (4.27 into bay x 3.31)

Radiator, decorative ceiling coving, double glazed bay window to front aspect:



REAR RECEPTION ROOM

11'6" x 10'11" (3.53 x 3.35)

Radiator, marble hearth with wooden surround, electric fire, decorative ceiling coving, sliding leading to:



DINING ROOM

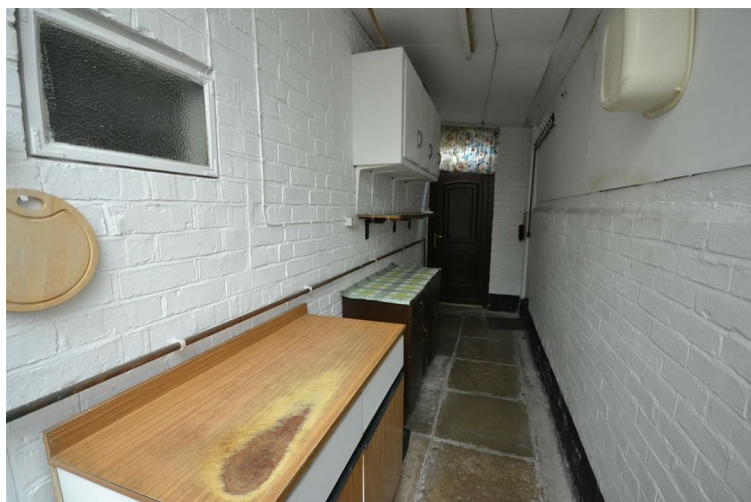
7'3" x 11'5" (2.23 x 3.48)

Laminate flooring, radiator, double glazed window to rear aspect:



KITCHEN
8'9" x 5'8" (2.68 x 1.73)

Tiled walls and floors, useful under stairs pantry, fitted wooden kitchen with worktops over, oven and gas hob, inset sink / drainer, double glazed window to side aspect and door leading to:



LEAN-TO

Useful undercover lean-to providing with storage cupboards, plumbing for washing machine, sink/drain, w/c, double glazed window to rear aspect and door providing access to rear garden:

LANDING

Double glazed window to side elevation:



BEDROOM ONE

11'11" x 9'3" (3.65 x 2.83)

Radiator, fitted wardrobes and double glazed window to front elevation:

BEDROOM TWO

11'10" x 10'0" (3.62 x 3.06)

Radiator, fitted wardrobes (housing Worcester boiler) and double glazed window to rear elevation:



BEDROOM THREE

8'11" x 6'7" (2.74 x 2.01)

Radiator, double glazed window to front elevation:



BATHROOM

Shower room with part tiled splashbacks, single shower cubicle, wash hand basin, bidet and w/c. Heated chrome towel rail and double glazed window to rear elevation:



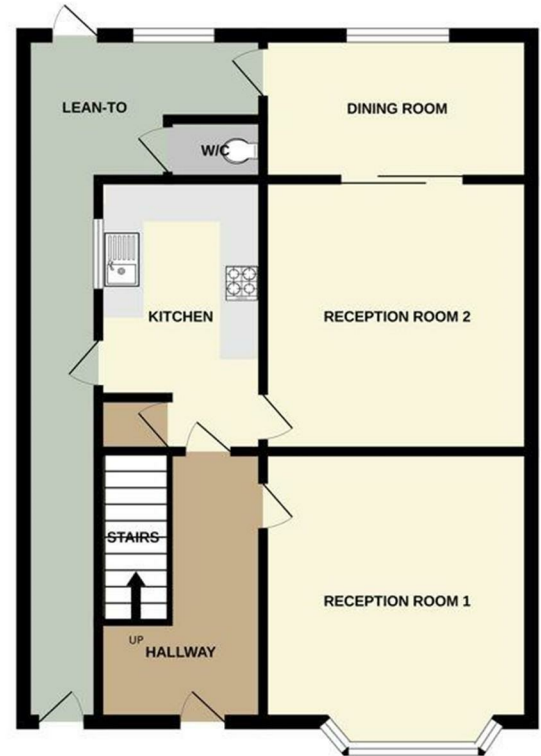
GARDEN

Large patio area, with wrought iron gate leading to garden:

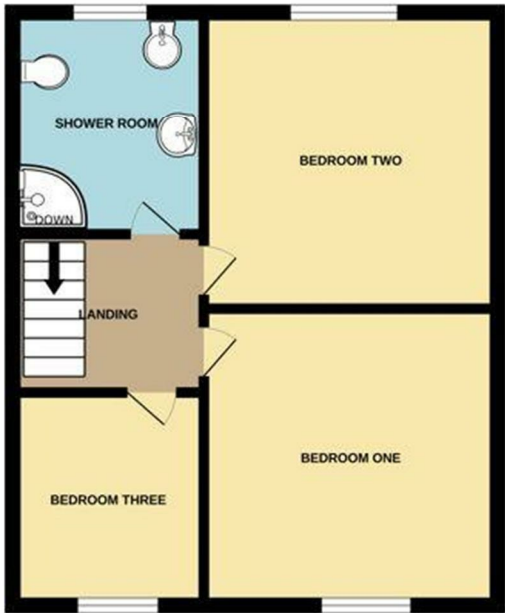
FREE VALUATION


GENERAL REMARKS

GROUND FLOOR

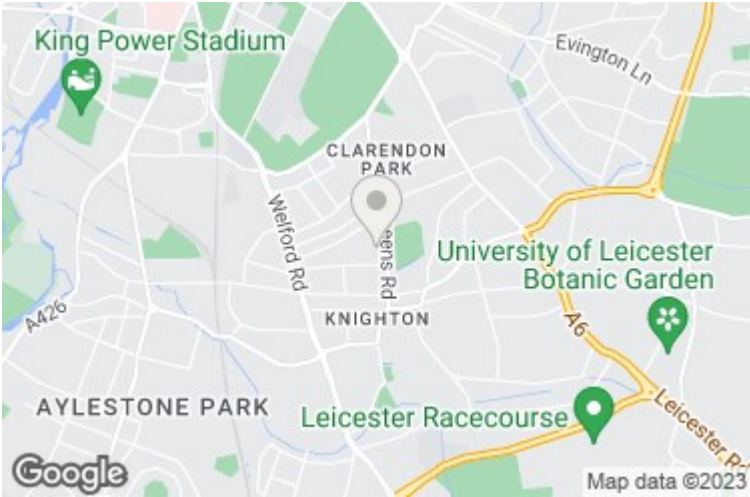


1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		58	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		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

