



Offers Over £225,000

Newmarket Street, Knighton, Leicester, LE2 3WQ

- Stylish Modern Town House
- Fully Fitted Kitchen
- Three Piece Bathroom Suite
- Allocated Parking Space
- Knighton Village Location
- Contemporary Open Plan Living
- Two Double Bedrooms
- DG, GCH, EPC B & Freehold
- Private Rear Courtyard Garden
- No Upward Chain



A STYLISHLY PRESENTED MODERN TWO BED TOWN HOUSE situated in the heart of Knighton Village Conservation Area and within walking distance of a local corner shop, the Craddock Arms Public House, city centre bus route and the fashionable Queens Road shopping parade. The property offers contemporary style open plan living accommodation, designed with today's modern lifestyle in mind and providing an IDEAL FIRST TIME HOME or BUY TO LET INVESTMENT that briefly comprises, entrance hall, cloakroom, stylish open plan fitted kitchen / living room with French doors extending to garden, two double bedrooms, Juliette balcony and spacious three piece bathroom suite with shower. The property benefits from allocated parking and an attractive rear courtyard garden. GCH, DG & EPC B
EARLY VIEWING HIGHLY RECOMMENDED | NO UPWARD CHAIN



ENTRANCE HALLWAY

A welcoming entrance hallway with wood style flooring, giving access to the ground floor and handy cloakroom:



STUNNING FITTED KITCHEN / DINER

10'5" x 9'3" (3.18 x 2.82)

This streamlined fitted kitchen comprises a range of Ivory gloss, base, wall & drawer units with wood style work surfaces over, integrated with stainless steel electric oven, hob and extractor chimney with a matching splashback. Having concealed wall mounted 'Worcester' boiler, plumbing and space for appliances, double glazed window to front elevation:

OPEN PLAN LIVING

12'5" x 15'4" (3.78 x 4.67)

This lovely open plan living area is finished to a high specification throughout and featuring, wood style flooring, media point, double glazed French doors extending to rear elevation and stairs off to the first floor:



CLOAKROOM

Comprising a contemporary styled low level wc and wash hand basin fitted to vanity unit:

FIRST FLOOR LANDING



BEDROOM ONE
12'5" x 10'9" (3.78 x 3.28)

Featuring double glazed French doors fitted with Juliette balcony extending to rear elevation, media point and radiator:



BATHROOM SUITE & SHOWER
6'10" x 5'11" (2.08 x 1.80)

Comprising panelled bath with shower over, shower screen, pedestal sink and low level wc. Finished with decorative tiled splashbacks, wood style flooring and chrome heated towel rail:



BEDROOM TWO
12'5" x 10'7" (3.78 x 3.23)

Double glazed windows to front elevation, media point and radiator:



OUTSIDE

To the front are steps leading to the main entrance with immaculate colourful raised beds either side. The rear extends to an enclosed well kept patio area featuring established beds filled with seasonal planting, fenced boundaries and handy rear gated access to car park:



ALLOCATED PARKING

Accessed via drive through tunnel, having both private allocated parking and a visitor's space:

LOCATION

The property is well located for everyday amenities and services including renowned local public and private schooling including Overdale Infant and Junior Schools and nursery day-care, Leicester City Centre and the University of Leicester, Leicester Royal Infirmary and Leicester General Hospital. The property is also within minutes' walk of Knighton Park together with Queens Road shopping parade in neighbouring Clarendon Park with its specialist shops, bars, boutiques and restaurants.

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



GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(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

