



Guide Price: £325,000 to £350,000

South Kingsmead Road, Knighton, Leicester, LE2 3YN

- Extended Semi Detached
- Two Open Plan Reception Rooms
- Bathroom Suite & Shower
- Driveway & Garage
- No Upward Chain
- Stylish Extended Kitchen
- Three Family Bedrooms
- Front & Rear Gardens
- EPC D, C/Tax C, DG, GCH & Freehold
- Early Viewing Recommended



GUIDE PRICE: £325,000 to £350,000 A DELIGHTFULLY PRESENTED & EXTENDED SEMI DETACHED PROPERTY

Situated within a quiet cul-de-sac location in the sought after city suburb of Knighton, being well served for renowned local schooling, easy access to the desirable Knighton Park & the fashionable Queens Road shopping parade with its array of specialist bars, bistros & boutiques. This spacious accommodation benefits from a stylish kitchen extension offering versatile living space & providing a superb family home that features fully fitted extended dining kitchen, two good sized open plan reception rooms, utility room & cloakroom. To the first floor are three bedrooms & bathroom suite with shower. The property enjoys attractive landscaped gardens, driveway for off road parking and garage.

INTERNAL VIEWING RECOMMENDED, AVAILABLE WITH NO UPWARD CHAIN

STORM PORCH

Open storm porch with exposed brick work & threshold leading to:

ENTRANCE HALLWAY

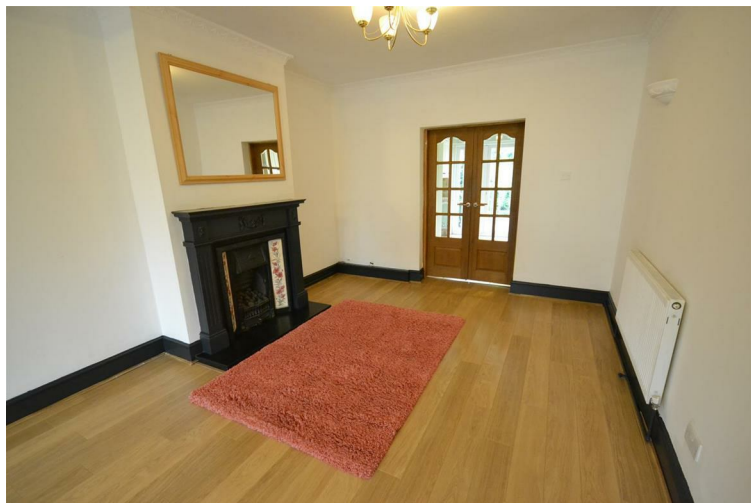
Comprising decorative ceiling coving, under stair storage cupboard housing electric / consumer unit, finished with tiled flooring, radiator & staircase to first floor:



RECEPTION ROOM ONE

12'0" x 11'4" (3.66 x 3.45)

Featuring decorative ceiling rose & coving, polished wood flooring, double glazed bay window to front elevation fitted with curved radiator:



RECEPTION ROOM TWO

13'0" x 11'4" (3.96 x 3.45)

Featuring a cast iron fireplace inset with a living flame gas fire, pretty tiled inset & stone hearth, finished with a period wood surround, decorative ceiling rose & coving, polished wood flooring, radiator and French doors giving access to:



STYLISH FITTED KITCHEN

27'4" x 18'6" (8.33 x 5.64)

This stylish extended fitted kitchen comprising a modern range of ivory wood base, wall, drawer & display units with co-ordinating solid oak wood work surfaces over, incorporating sink unit & drainer finished with a part tiled surround & pretty mosaic border. The design includes a suite of integrated appliances that include stainless steel electric range oven with four ring halogen hob & extractor chimney, integrated dishwasher and plumbing for washing machine. Having walk in pantry providing additional storage, ceramic tiled flooring, spots to ceiling, radiator, dual aspect double glazed windows to side / rear aspect & double glazed French doors extending to rear garden:



UTILITY ROOM

12'5" x 6'3" (3.78 x 1.91)

Fitted with modern range of ivory wood base & wall units with co-ordinating solid oak wood work surfaces over, providing space for under counter fridge / freezer, wall mounted concealed 'Worcester' boiler, spots to ceiling, ceramic tiled flooring, radiator & double glazed window to side elevation:

Giving access to:



CLOAKROOM

Comprising a stylish suite fitted with low level wc, wash hand basin, fully tiled surround with pretty mosaic border & ceramic tiled flooring, extractor fan:

FIRST FLOOR LANDING

Decorative ceiling coving & double glazed obscure window to side elevation:



BEDROOM ONE

12'2" x 9'3" (3.71 x 2.82)

Comprising a suite of matching fitted wardrobes with overhead storage cupboards, double glazed bay window to front elevation fitted with curved radiator:



BEDROOM TWO

13'0" x 11'5" (3.96 x 3.48)

Radiator and double glazed window to rear elevation:



BEDROOM THREE

7'9" x 6'3" (2.36 x 1.91)

Radiator and double glazed window to front elevation:



BATHROOM SUITE & SHOWER

9'2" x 6'2" (2.79 x 1.88)

Fitted with a stylish & modern white three piece suite featuring a Jacuzzi bath with shower over, wash hand basin fitted to vanity unit and low level wc, chrome heated towel rail, complete with a fully tiled surround with pretty mosaic border, ceramic tile flooring, spots to ceiling, radiator & obscure dual aspect double glazed window to the rear elevation:



REAR GARDEN

The rear extends to an attractive garden featuring a paved terrace having steps leading to a raised lawned area with shrub borders, having part fenced boundaries & low level brick surround, to the rear garden is a paved terraced whilst retaining a summer house and useful garage to side. To the front elevation is a paved driveway and pebbled forecourt for off road parking:



GARAGE

Providing additional storage

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.

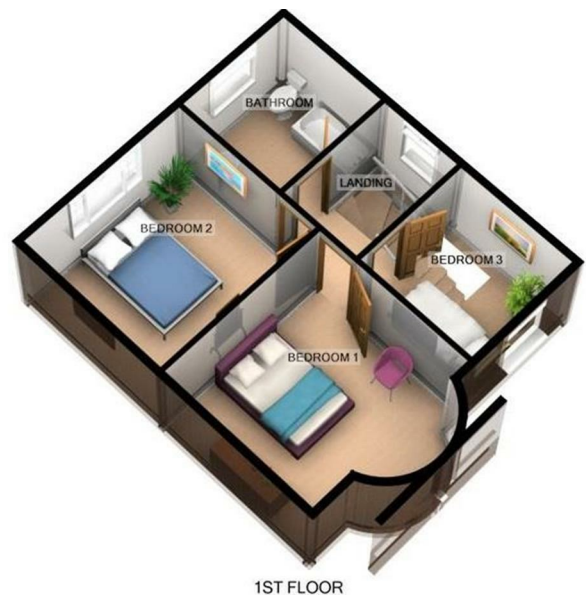
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5.30pm,

Saturday 9am - 4pm,



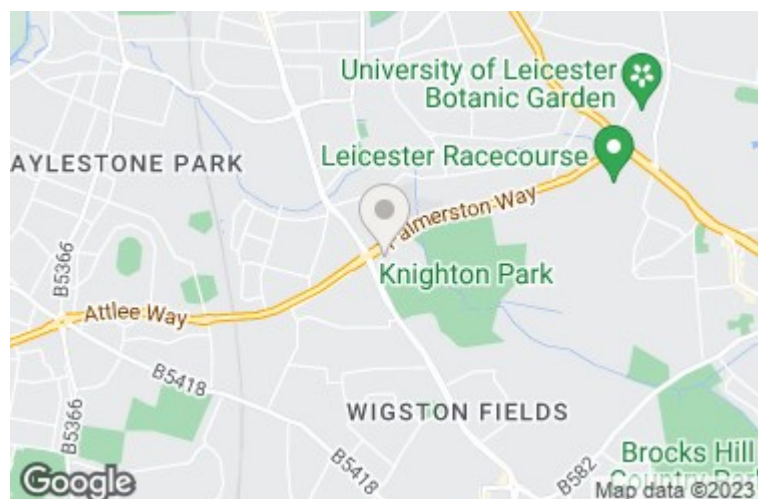
1ST FLOOR



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		62	82
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	



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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

