



**Guide Price £220,000 to £230,000**

**Burns Street, Knighton Fields, Leicester, LE2 6DB**

- Stylish & Extended Terraced Property
- Fitted Kitchen & Utility / WC
- Bathroom Suite & Shower
- DG, GCH, EPC E, C/Tax A
- Highly Recommended
- Two Reception Rooms
- Two Double Bedrooms
- Deepset Attractive Gardens
- Freehold Property
- Available Chain Free



A DELIGHTFULLY PRESENTED & EXTENDED TWO BED TERRACED PROPERTY Superbly situated within the sought after city suburb of Knighton Fields, being well served for Leicester University, the City Centre & the fashionable Queens Road shopping parade with its array of specialist boutiques, bars & bistros. This stylishly appointed living accommodation would provide a comfortable family home or Investment Opportunity & briefly comprises, two reception rooms, fitted kitchen, boot room / lobby leading to Utility room/wc, two double bedrooms, contemporary three piece bathroom suite with shower and deep set landscaped rear gardens . HIGHLY RECOMMENDED & AVAILABLE WITH NO UPWARD CHAIN



#### RECEPTION ROOM ONE

**12'0" x 11'3" (3.66 x 3.43)**

Decorative feature fireplace inset with living flame gas fire, granite effect hearth & insert, finished with contemporary wood surround, meter cupboard to recess, wood effect laminate flooring, radiator & window to front elevation:



#### RECEPTION ROOM TWO

**12'0" x 11'3" (3.66 x 3.43)**

Feature display open chimney breast, useful under stair cupboard, wood effect laminate flooring, radiator & window to rear elevation:



#### FITTED KITCHEN

**13'6" x 6'9" (4.11 x 2.06)**

A stylish fitted kitchen comprising a range of matching beech effect larder, base, wall & drawer units, finished with granite effect work surfaces over and incorporating stainless steel sink unit and drainer electric oven, four ring hob & extractor unit over, tiled splashbacks, tile effect flooring, radiator, window to side elevation:

Leading to:



#### BOOT ROOM / OUTER LOBBY

With door to garden and access to utility room:



#### UTILITY ROOM & WC

Fitted with wc & pedestal sink, beech effect base and drawer units with granite effect work surfaces, tiled splashbacks and double power point. Spots to ceiling, slate effect tiled flooring, double glazed door and window to side elevation:

#### FIRST FLOOR LANDING

Radiator, sensor lighting & loft access:



#### BEDROOM ONE

**13'1" x 12'1" (3.99 x 3.68)**

Cast iron feature fireplace with wood surround, radiator and window to front elevation:



#### BEDROOM TWO

**12'0" x 10'0" (3.66 x 3.05)**

Cast iron feature fireplace with wood surround, over stair storage cupboard providing additional wardrobe space, radiator and window to rear elevation:



#### BATHROOM SUITE

13'6" x 6'9" (4.11 x 2.06)

Fitted with a white three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level wc, with matching tiled surround, tiled flooring, airing cupboard concealing 'Vaillant' boiler, radiator and opaque sash window to rear elevation:



#### OUTSIDE

To the rear of the property is a well maintained established eighty foot rear garden, comprising of a raised pebbled terrace, ideal for al fresco dining, leading to deep lawn area with spinney to rear, retaining useful potting shed for tools and a handy side gated access for bins to courtyard:

#### 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.

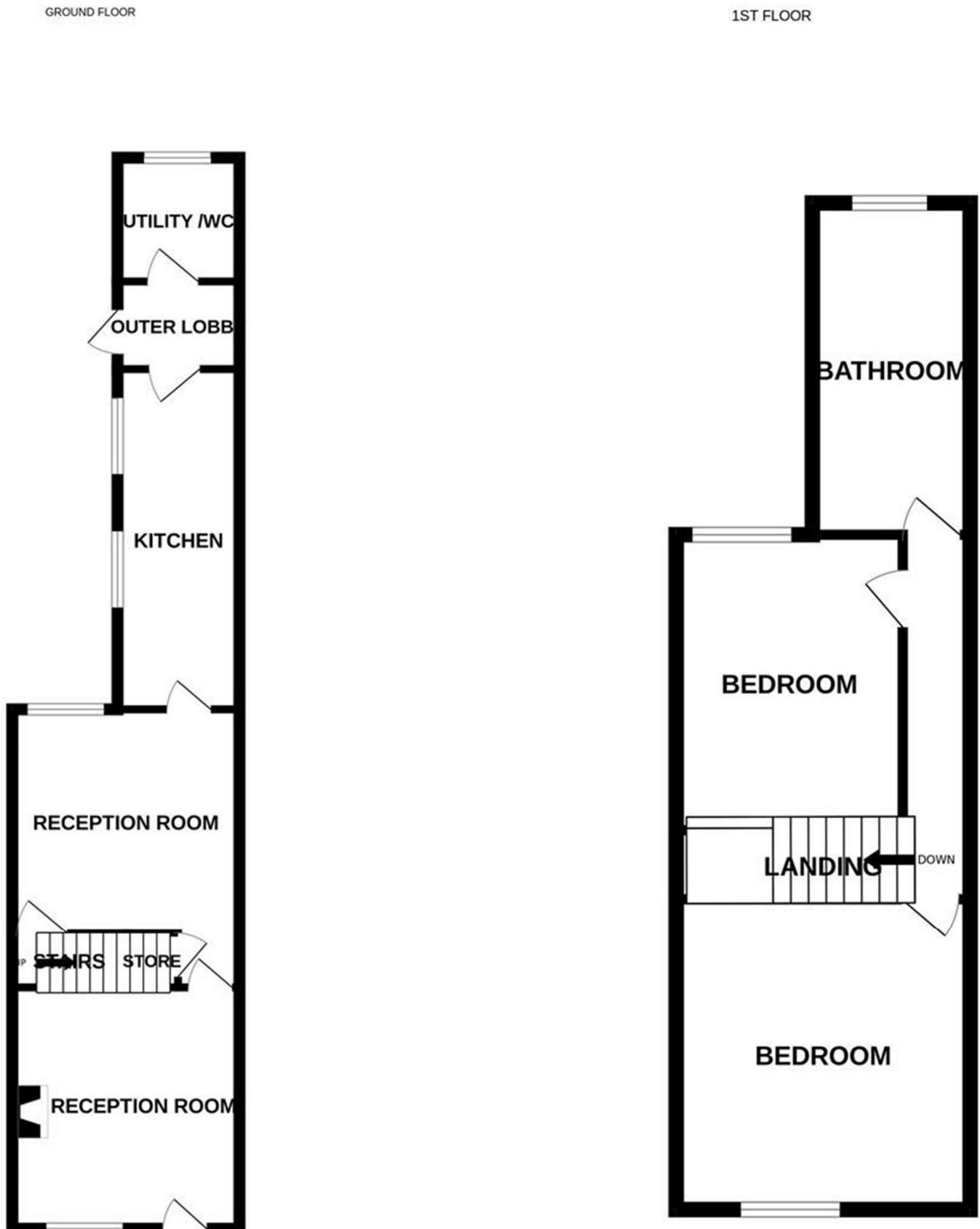
Hours of Business:

Monday to Friday 9am - 5.30pm

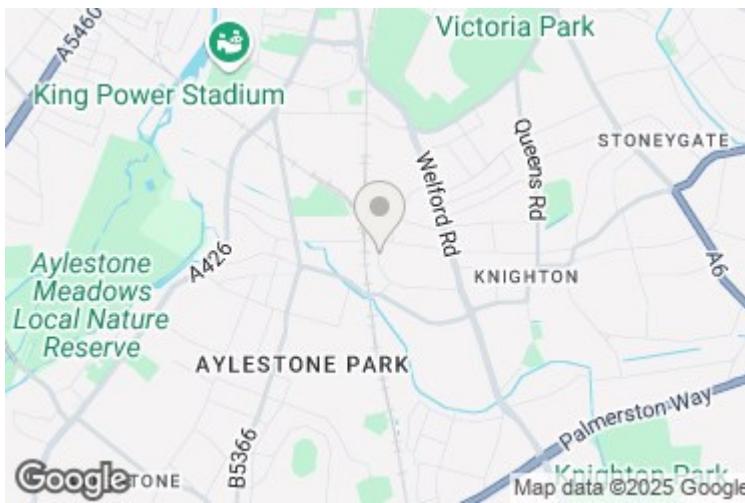
Saturday 9am - 4pm

#### 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



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	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

