



READINGS

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Knighton Road
Stonegate, Leicester, LE2 3HJ

£340,000



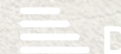
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Knighton Road

Stoneygate, Leicester, LE2 3HJ

This Victorian home located in the highly desirable Stoneygate area, is an opportunity you won't want to miss. Situated right across from St. Thomas More's Church and just a few doors down from St. Thomas More's Primary School, it's the perfect spot for families seeking spacious living in a prime school catchment area.

Inside, you'll find an entrance hall, a cosy sitting room, separate lounge, dining room, well-sized kitchen, and a bright conservatory. Upstairs offers two generously sized double bedrooms, a third bedroom with plenty of space, and a modern shower room.

The property has a front garden and a shared side access leads you to a much larger-than-average, beautifully mature rear garden. The house further benefits from a new roof, replaced in 2025 and a combination boiler installed in 2024. Homes in this sought-after location don't stay on the market for long.

Property Information

Tenure: Freehold

Local Authority: Leicester city

Council Tax Band: B

Type of Construction: Standard

Services: The property is offered to the market with all mains services and gas-fired central heating.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: Very low





Consumer Protection Legislation

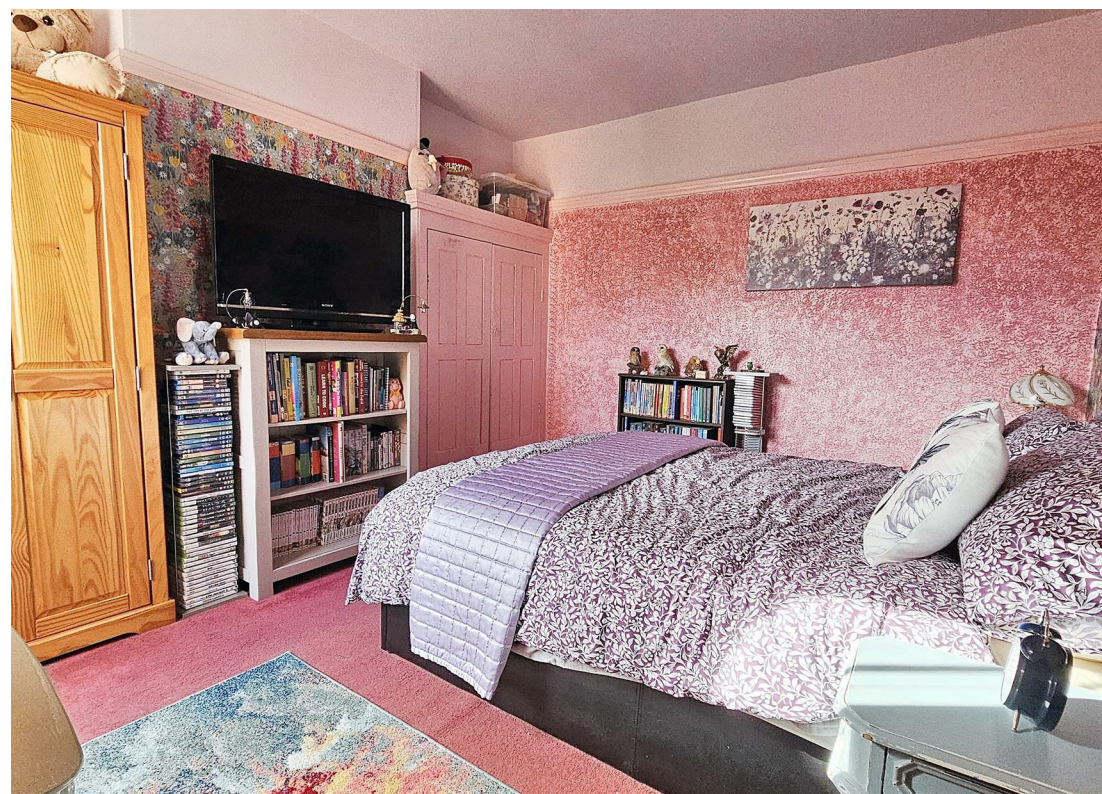
These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

Tenure

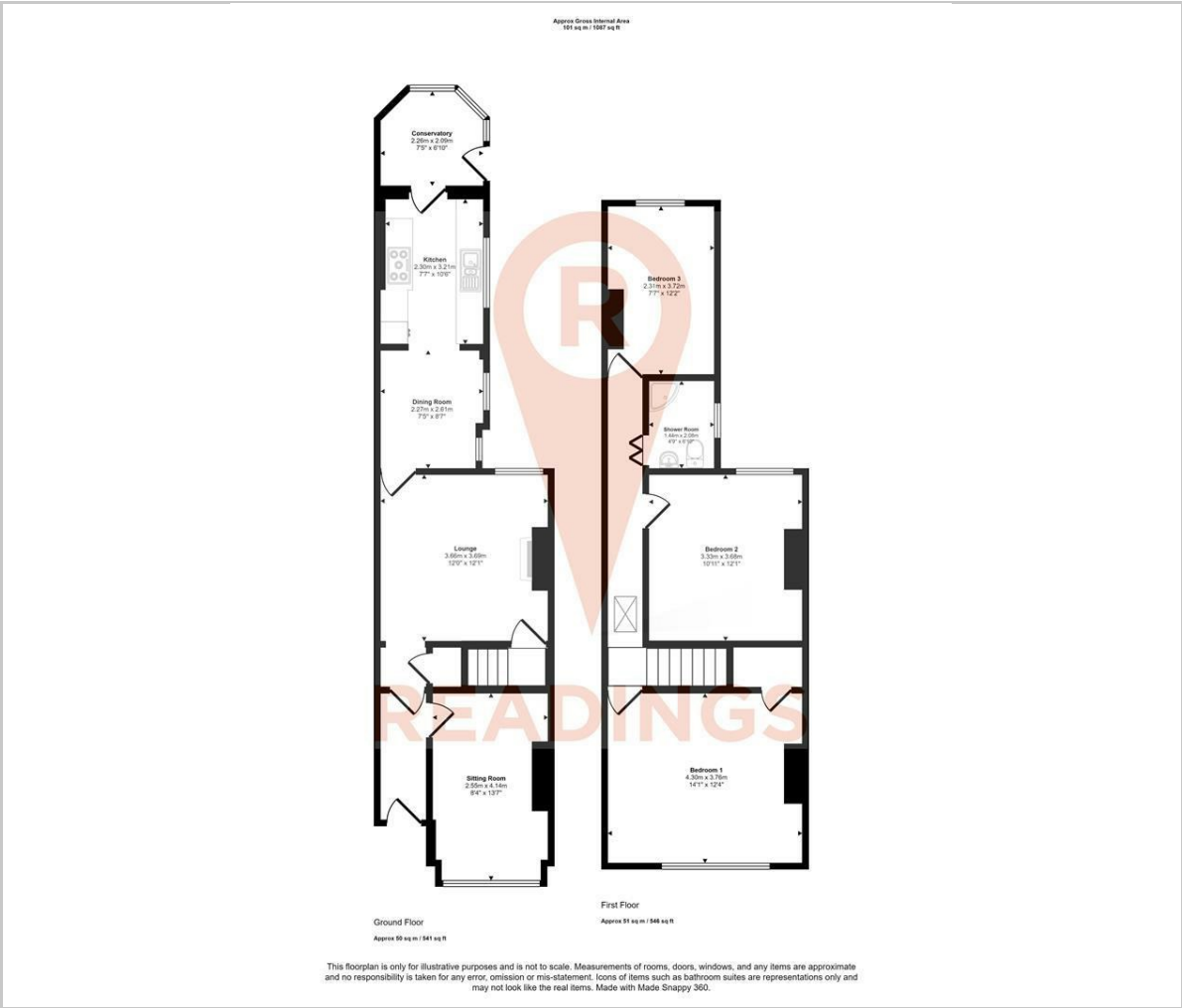
The property is being sold freehold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

Anti Money Laundering

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.



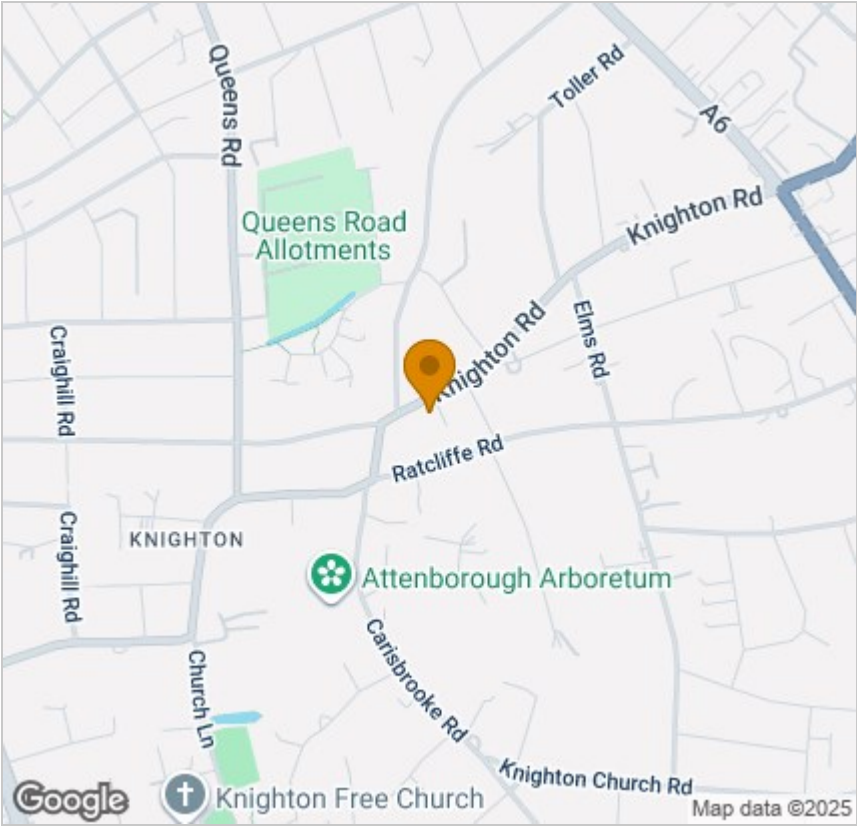
Floor Plan



Viewing

Please contact our Leicester Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

