



Knighton Fields Road West
Knighton Fields, Leicester, LE2 6LH
Offers in the region of £210,000

Knightsbridge

ESTATE AGENTS & VALUERS

Knightsbridge Estate Agents & Valuers are pleased to present this deceptively large three-bedroom terraced house nestled in the heart of Leicester. The location is ideal for a wide range of shops and local amenities as well as a variety of transport links for road or rail. The property has a variety of character features which has been perfectly married with modern-day living. We believe the property would be an ideal opportunity for an investor or first-time buyer. The property briefly comprises two reception rooms, a fitted kitchen, three bedrooms and a family bathroom. To the rear, there is a mature rear garden and a fore-garden frontage.

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.



- Bay Fronted Terrace
- On Street Parking
- Two Reception Rooms
- Three Bedrooms
- Close To Local Amenities
- Electric Smoke Alarms

Reception Room One 13'9" x 10'9"

Benefits from high ceilings, exposed wooden floorboards, double glazed bay window to the front elevation, feature fireplace (currently not in use), coving to ceiling and a radiator.

Inner Lobby

Separating the two reception rooms and benefits from an understairs storage cupboard.

Reception Room Two 12' x 11'

With fitted shelving and storage, original tiled flooring, uPVC double glazed door to the rear elevation, and a radiator.

Kitchen 13'3" x 5'8"

With wall and base units, sink and drainer, with space for a fridge/freezer, space for a freestanding oven, plumbing for a washing machine, boiler, two uPVC double glazed windows to the side elevations.

First Floor

Bedroom One 12'7" x 11'9"

With a double glazed window to the front elevation, high ceilings, carpeted, built-in shelving and a radiator.

Bedroom Two 10' x 8'2"

With uPVC double glazed window overlooking the rear garden, fitted shelving and a radiator.

Bedroom Three 13'1" x 6'10"

With a uPVC double glazed window and a radiator.

Bathroom 5'5" x 3'5" minimum 5'5" x 9'7" maximum

With wood effect laminate flooring, WC, wash hand basin, bath with shower over, partially tiled, extractor fan.

Outside

To the rear, there is three outbuildings, one outbuilding benefits from plumbing for a washing machine and dryer. The remainder of the garden consists of a patio, lawn and pond and views over the park.

Front Garden

A paved front garden with side access to the rear of the property.



IMPORTANT NOTE: The floor plans are **NOT TO SCALE** and are intended to be used as a guide only. They should **NOT** be used for any other purpose. Similarly, the plans do not represent the décor of the property including the floor coverings, wall coverings, fixtures and fittings.



Energy Efficiency Rating	
Current Rating – D 66	Potential Rating – B 89

Purchasers that the measurements are taken by an electronic tape and are provided as a guide only, they should not be relied upon as an accurate measurement. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to a purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents & Valuers (nor any person in their employment) has any authority to make any representation or warranty in relation to the property and/or its fixtures and fittings.