



Carisbrooke Road, Knighton, Leicester, LE2 3PB

Guide Price £625,000

This distinctive DOUBLE BAY-FRONTED DETACHED property has a stunning and stylish theme throughout with versatile living accommodation. The property provides FOUR BEDROOMS - two with en-suites, three generous-sized reception rooms, an OPEN PLAN FITTED DINING KITCHEN, ample off-road parking with a garage and a LARGE REAR GARDEN.





Entrance Hall

39' 3" x 7' 4" (11.96m x 2.24m)

Narrowing to 3'7" With stairs to the first-floor landing with glass balustrades, an understairs storage area, tiled flooring with underfloor heating, and inset ceiling spotlights.



Downstairs WC

6' 5" x 5' 10" (1.96m x 1.78m)

With double-glazed window to the side elevation, inset ceiling spotlights, wash hand basin, WC, tiled walls, and tiled flooring with underfloor heating.

Sitting Room

32' 5" x 15' 5" (9.88m x 4.70m)

Narrowing to 10'8" With double-glazed bay windows to the front and rear elevation, a feature electric fire, inset ceiling spotlights, wood effect flooring with under floor heating, TV Point and two radiators.



Family Room

19' 2" x 11' 5" (5.84m x 3.48m)

With two double-glazed windows to the side elevation, a feature mirrored wall, a TV point and a radiator.

Home Office

13' 3" x 11' 7" (4.04m x 3.53m)

With a double-glazed bay window to the front elevation, fitted furniture, under floor heating and a radiator.



Utility Room

7' 0" x 6' 7" (2.13m x 2.01m)

With a double-glazed door to the side elevation, stainless steel sink and drainer unit, wall and base units with work surfaces over, extractor fan, and tiled flooring with under floor heating.

Fitted Kitchen Dining Room

21' 6" x 14' 0" (6.55m x 4.27m)

With double-glazed doors and a double-glazed window to the rear elevation, sink and drainer unit with a range of wall and base units with work surfaces over, gas cooker point, stainless steel chimney hood, dishwasher, inset ceiling spotlights and tiled flooring with under floor heating.



First Floor Landing

A galleried landing with feature glass balustrades.

Bedroom One

18' 1" x 12' 5" (5.51m x 3.78m)

With a double-glazed bay window to the front elevation, inset ceiling spotlights, fitted sliding wardrobes, a TV point and two radiators.









En-Suite Shower Room

7' 4" x 6' 0" (2.24m x 1.83m)

With a double-glazed window to the side elevation, shower cubicle with steam wall option, jets, rainfall shower and hand-held shower, wash hand basin, WC, extractor fan, shaver point, tiled walls, tiled flooring and a heated towel rail.

Bedroom Two

14' 3" x 12' 5" (4.34m x 3.78m)

With a double glazed bay window to the front elevation, fitted wardrobes with box cupboards over, fitted sliding wardrobes and two radiators.

En-Suite Shower Room

8' 6" x 4' 0" (2.59m x 1.22m)

With a double glazed window to the side elevation, a tiled shower cubicle with a shower over, a wash hand basin, a low-level WC, an extractor fan, tiled flooring, and a heated towel rail.

Bedroom Three

14' 2" x 8' 6" (4.32m x 2.59m)

With a double glazed window to the rear elevation, inset ceiling spotlights and a radiator.

Bedroom Four

13' 8" x 10' 4" (4.17m x 3.15m)

Narrowing to 8'0" With a double-glazed window to the rear elevation, inset ceiling spotlights and a radiator. (currently being used as a dressing room)

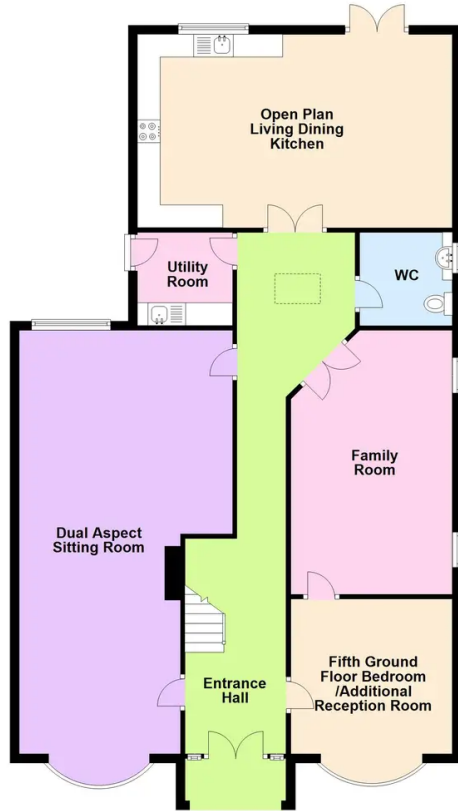
Bathroom

With a double-glazed window to the rear elevation, bath, tiled shower cubicle with shower over, two wash hand basins, low-level WC, tiled flooring and a radiator.

Garden

With a paved patio area with inset lighting, steps leading to a generous-sized rear garden with an astro turf lawn, raised gravelled area to the rear, a large storage shed, gravelled borders, outside tap, outside lighting and fenced perimeter.

Ground Floor



This Floor Plan and the Measurements are a guide Only.
Plan produced using PlanUp.

First Floor





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 and Queens Road shopping parade in neighbouring Clarendon Park with its specialist shops, bars, boutiques and restaurants.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

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