

Knighton Church Road, South Knighton, LE2 3JH

£435,000

Stunning period SEMI-DETACHED home with planning consent for additional accommodation. Close to local schools, Queens Road and Oadby Town Centre. TWO RECEPTION ROOMS, kitchen, utility, downstairs WC, TWO BEDROOMS, office/nursery, family bathroom, WC, charming frontage, delightful rear garden and PARKING.





Entrance Hall

With an original front door with leaded and stained window to the front elevation, corner cupboard, stairs to the first floor landing and a radiator.

Reception Room One

16' 4" x 13' 0" (4.98m x 3.96m)

With a bay window to the front elevation, window to the side elevation, chimney breast with a living flame gas fire, fire surround, hearth, coving to the ceiling, picture rail, TV point and a radiator.

Reception Room Two

13' 10" x 11' 10" (4.22m x 3.61m)

With hardwood double glazed French doors to the rear elevation, chimney breast with living flame effect gas fire, fire surround, hearth, coving to the ceiling, picture rail and a radiator.

Kitchen

9' 0" x 7' 7" (2.74m x 2.31m)

With uPVC double glazed window to the side elevation, free-standing worktop with under surface drawers and cupboards facility, gas oven point providing housing for a large gas hob and triple oven.



Utility Area

7' 8" x 5' 0" (2.34m x 1.52m)

With uPVC double glazed window to the side elevation, base unit with worksurface over, sink and drainer unit, tiled splashbacks, plumbing for an appliance, space for a fridge and a door leading to:

Downstairs WC

With uPVC double glazed window to the rear elevation and WC.

First Floor Landing

With built-in cupboards.

Bedroom One

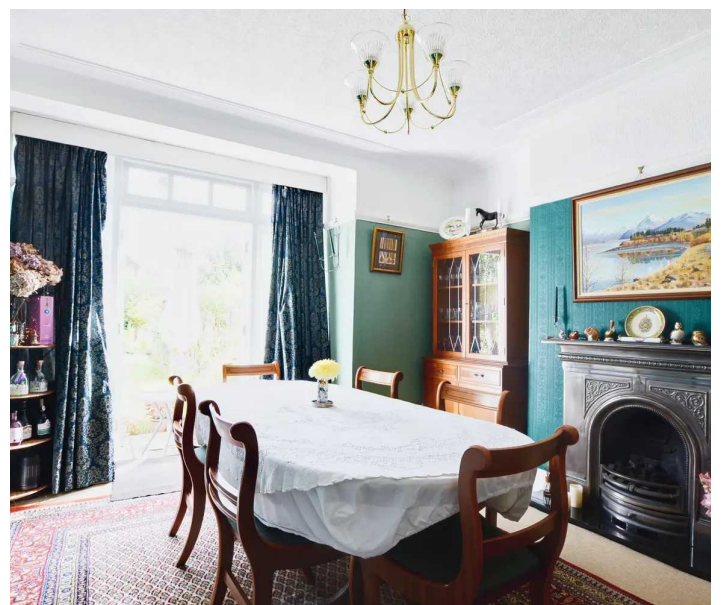
16' 7" x 13' 0" (5.05m x 3.96m)

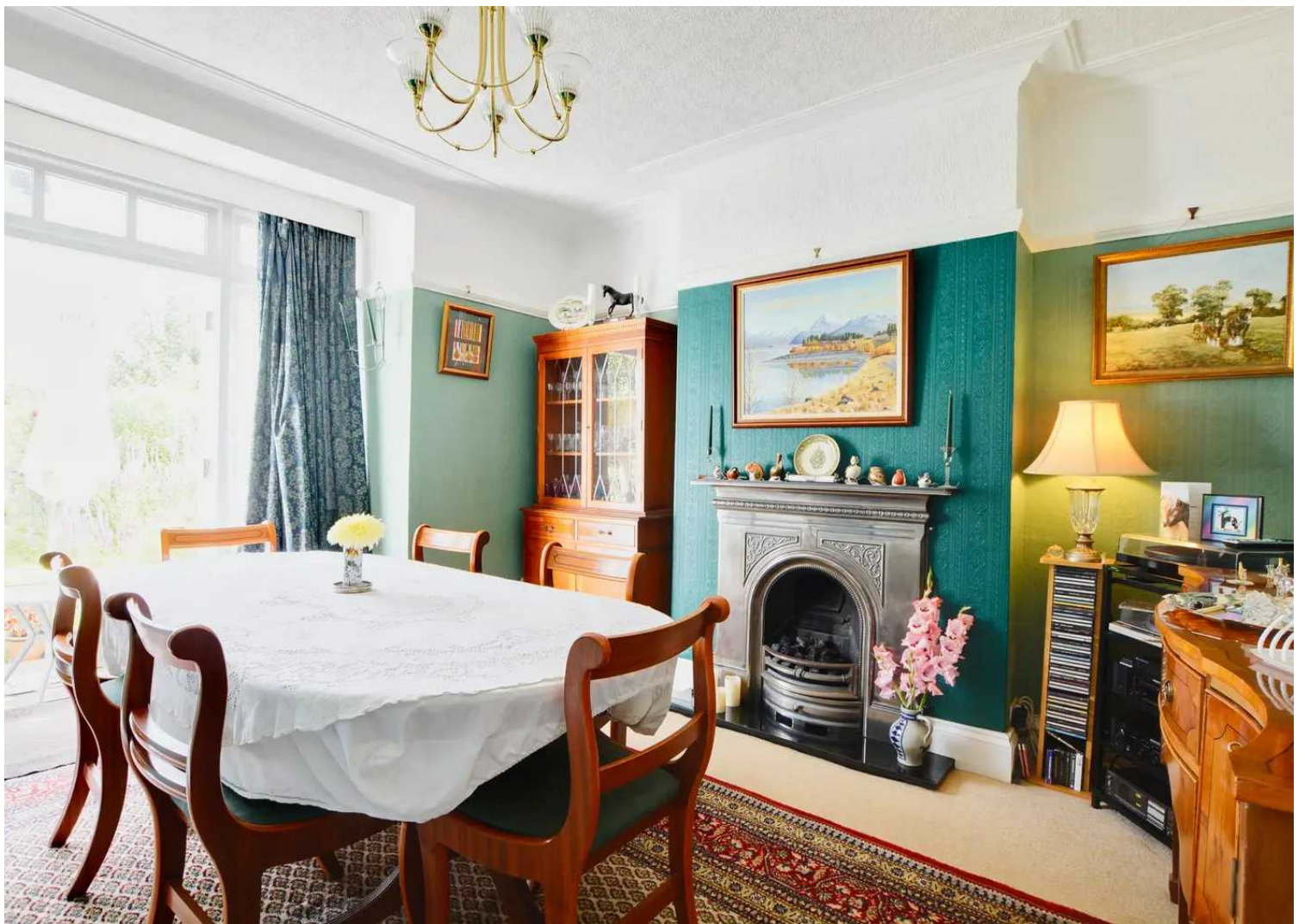
With a bay window to the front elevation, chimney breast with a feature fireplace, picture rail and a radiator.

Bedroom Two

12' 0" x 9' 10" (3.66m x 3.00m)

With uPVC double glazed window to the rear elevation, chimney breast with feature fireplace, built-in cupboard, picture rail and a radiator.









Office/Nursery

6' 1" x 6' 0" (1.85m x 1.83m)

With a window to the side elevation and wall mounted boiler.

Bathroom

8' 8" x 8' 7" (2.64m x 2.62m)

With uPVC double glazed window to the rear elevation, built-in sunken bath with mixer shower tap, wash hand basin, picture rail, tiled walls and a wall mounted radiator.

Separate WC

With a window to the side elevation, traditional WC with pull chain and tiled splashbacks.

Front Garden

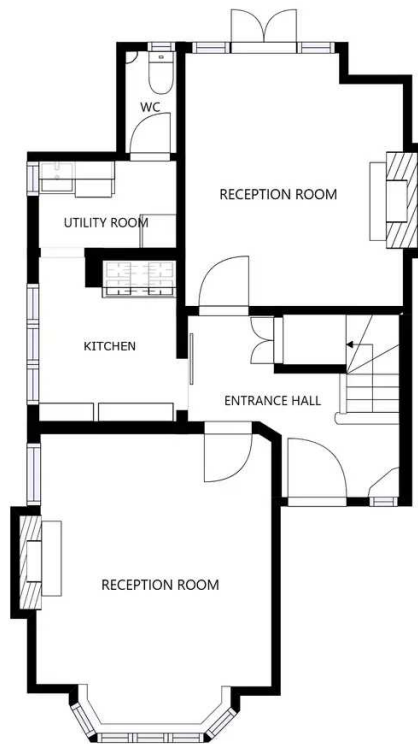
A well maintained mature front garden with pathway to the front door.

Rear Garden

A beautifully maintained spacious rear garden with a patio seating area, lawn, mature and established flower beds, good sized vegetable patch, greenhouse and well-maintained fenced perimeter borders.

Driveway

For approx. three vehicles.



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 55 m², FLOOR 2: 53 m²
 TOTAL: 108 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 55 m², FLOOR 2: 53 m²
 TOTAL: 108 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

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