



## Carisbrooke Avenue, Knighton

In Excess of £550,000

Located within a CUL-DE-SAC POSITION is this DETACHED home having been EXTENDED to provide a lovely home enjoying FOUR/FIVE BEDROOMS.



0116 274 5544





#### **Entrance Hall**

With stairs to first floor, oak floor, radiator.

#### **Ground Floor Shower Room 10' 6" x 7' 10" (3.20m x 2.39m)**

With double glazed window to the side elevation, walk-in tiled shower with overhead rain forest shower and hand held shower, wash hand basin with storage below, low-level WC, part tiled walls, heated chrome towel rail, laminate floor, radiator.

#### **Sitting Room 15' 7" x 10' 7" (4.75m x 3.23m)**

With double glazed window to the front elevation, TV point, radiator.

#### **Home Office/Fifth Bedroom 12' 0" x 8' 0" (3.66m x 2.44m)**

With double glazed window to the front elevation, radiator.

#### **L-Shaped Living Room, Dining Room, Fitted Kitchen 29' 0" x 21' 4" (8.84m x 6.50m)**

Measurements narrowing to 10'5" (3.15m) and 10' (3m).

With double glazed French doors to conservatory, double glazed window to conservatory, double glazed door to side lobby, sink and drainer unit with a range of wall and base units with work surfaces over, part tiled walls, range cooker with gas hob and two electric ovens with chimney hood over, built in tall larder fridge, built-in dishwasher, dining area and living area, laminate floor, two radiators.



**Conservatory**

13' 0" x 9' 1" (3.96m x 2.77m)

With double glazed doors to rear garden, tiled floor, radiator.

**Covered Lobby/Utility Area**

32' 0" x 5' 8" (9.75m x 1.73m)

With doors to front and rear elevations, plumbing for washing machine, wall and base units.

**First Floor Landing**

With double glazed window to the front elevation, loft access with pull down ladder leading to partly boarded loft with lighting, airing cupboard.

**Bedroom One** 13' 10" x 10' 0" (4.22m x 3.05m)

Measurement into wardrobes. With double glazed window to the rear elevation, fitted mirrored sliding wardrobes, radiator.

**Bedroom Two** 12' 4" x 10' 4" (3.76m x 3.15m)

With double glazed window to the front elevation, fitted wardrobes, radiator.

**Bedroom Three** 12' 1" x 8' 2" (3.68m x 2.49m)

With double glazed window to the front elevation, fitted wardrobes, radiator.

**Bedroom Four** 14' 6" x 8' 0" (4.42m x 2.44m)

With double glazed window to the rear elevation, fitted wardrobes, radiator.









**Bathroom** 8' 1" x 7' 0" (2.46m x 2.13m)

With double glazed window to the side elevation, bath with mixer tap shower attachment, separate tiled shower cubicle, low-level WC, wash hand basin with storage below, tiled walls, laminate floor, heated chrome towel rail.

**Front Garden**

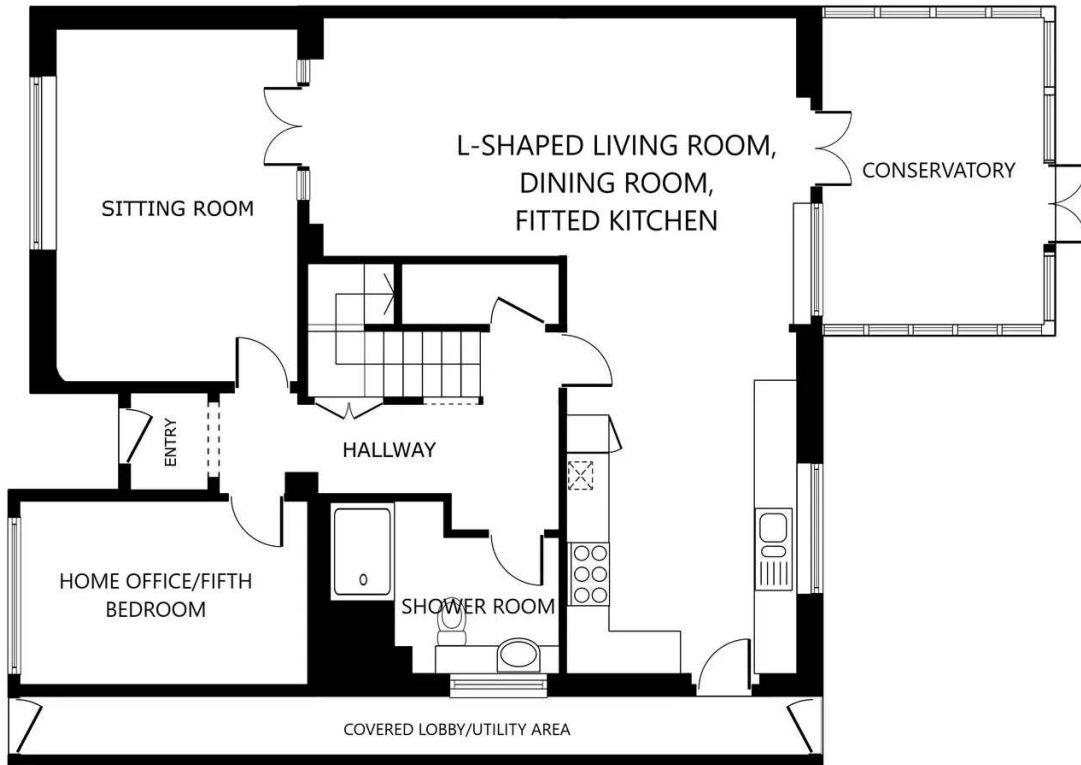
With flowerbeds and shrubs, mature tree.

**Rear Garden**

Established mature private rear garden with paved patio seating area, lawn, hedging to perimeter, outside power and lighting, covered seating area with trellising and mature vine.

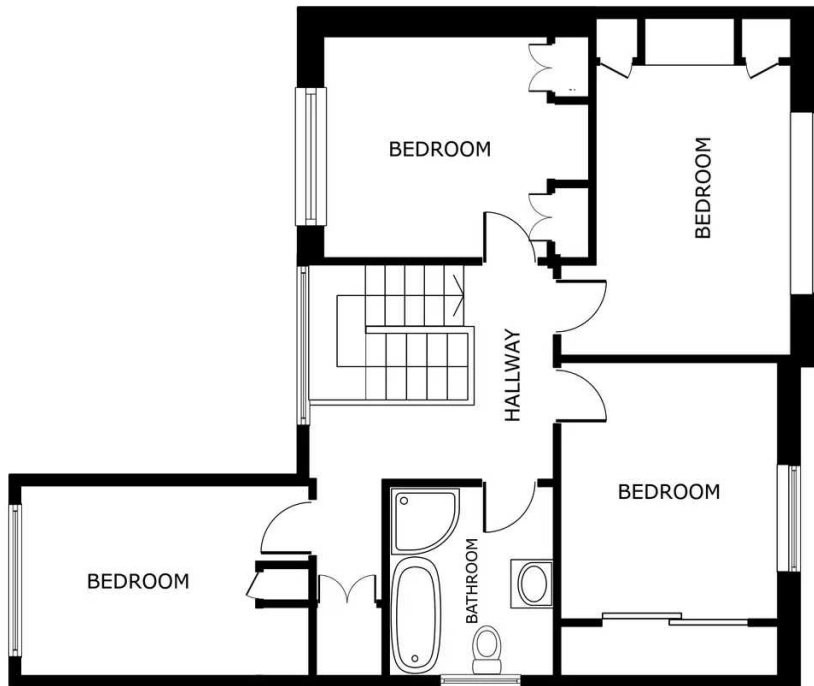
**Driveway**

Tarmac driveway providing off road parking for two cars.



GROUND FLOOR

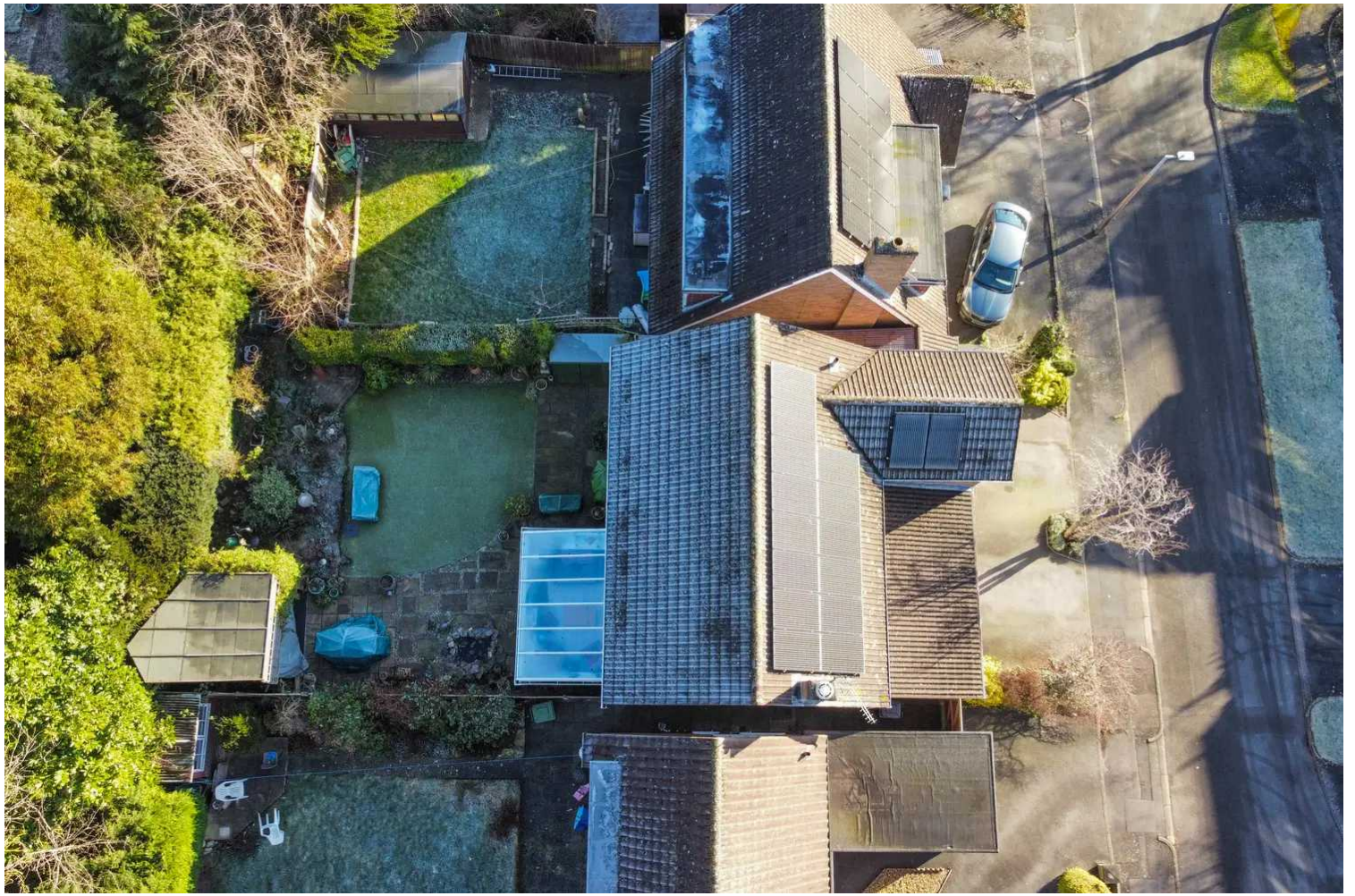
GROSS INTERNAL AREA  
 GROUND FLOOR 1,207 sq.ft. FLOOR 1 776 sq.ft.  
 TOTAL : 1,982 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1

GROSS INTERNAL AREA  
 GROUND FLOOR 1,207 sq.ft. FLOOR 1 776 sq.ft.  
 TOTAL : 1,982 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





The property is well located for everyday amenities and services, including 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 located close to Knighton Park and Queens Road shopping parade in neighbouring Clarendon Park with its specialist shops, bars, boutiques and restaurants.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

**We'll keep you moving...**



We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. 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 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. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.