



## South Knighton Road, South Knighton

Offers Over £500,000

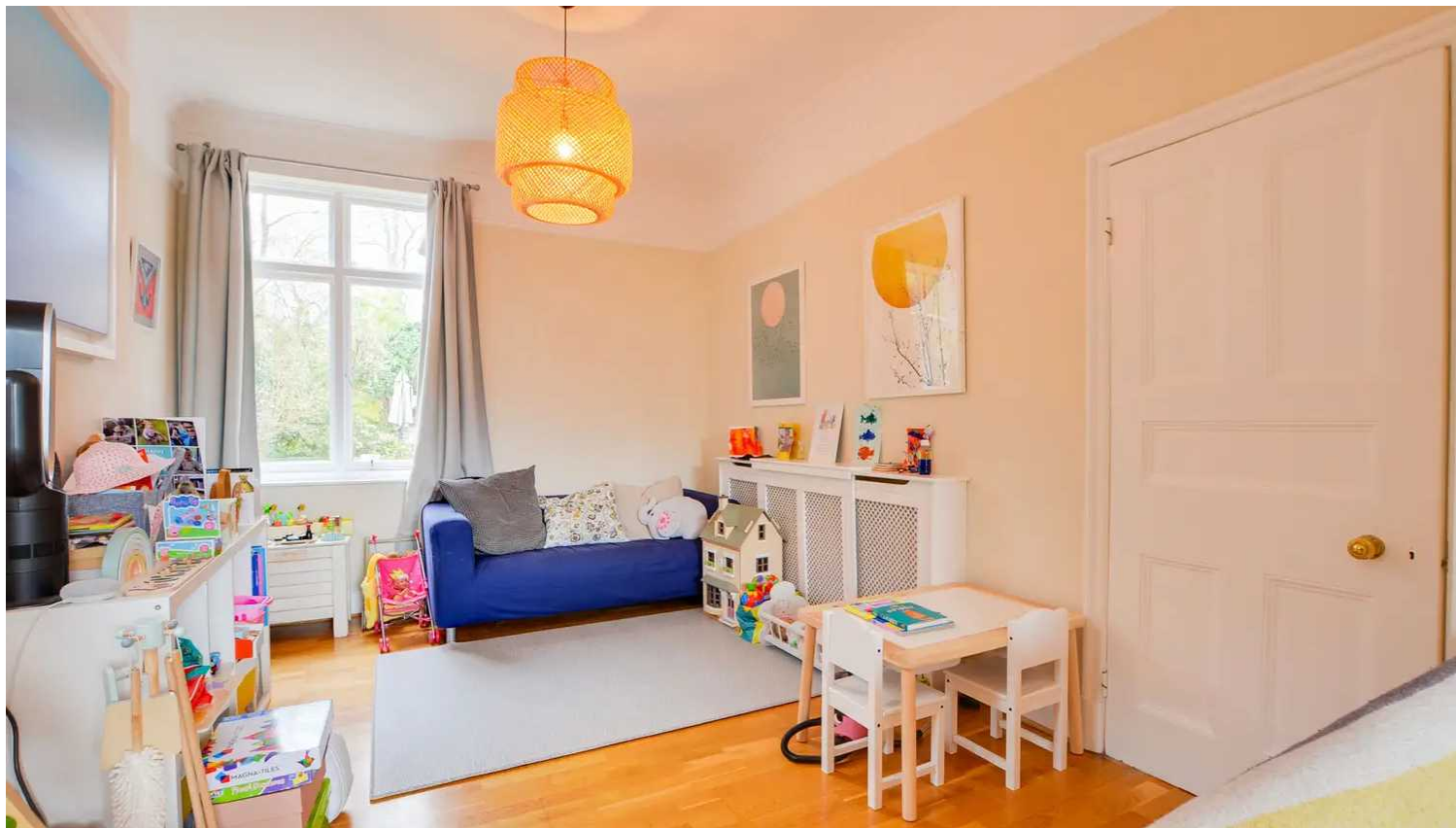
NO UPWARD CHAIN. A semi-detached home in the delightful suburb of SOUTH KNIGHTON with FOUR BEDROOM, study through lounge and a beautiful REAR GARDEN.



0116 274 5544







#### **Entrance Hall**

With a hardwood door to the front elevation, oak flooring, picture rail, stairs to the first floor landing and a radiator.

#### **Through Lounge**

28' 6" x 12' 1" (8.69m x 3.68m)

(minimising to 10'5" and measurements are into the bay)

With a bay window window to the front elevation, oak flooring, a chimney breast with wood burning stove and hearth, coving to the ceiling, picture rail, TV point and two radiators.

#### **Fitted Kitchen**

13' 1" x 10' 4" (3.99m x 3.15m)

With windows to the side elevation, tiled flooring, sink and drainer unit with a range of oak wall and base units with work surfaces over, tiled splashbacks, four ring electric ceramic hob, oven, extraction hood, plumbing for an appliance, fridge, freezer, spotlights and opening providing access to:

#### **Dining Room**

12' 8" x 10' 6" (3.86m x 3.20m)

With windows to the rear and side elevation, French doors to the rear garden, tiled flooring and spotlights.

#### **First Floor Landing**

With stairs to the second floor landing and a radiator.





### Bedroom One

14' 6" x 14' 1" (4.42m x 4.29m)

(measurements into the bay) With a bay window to the front elevation, a range of built-in wardrobes, chimney breast, picture rail, radiators and a door to the:

### En-Suite

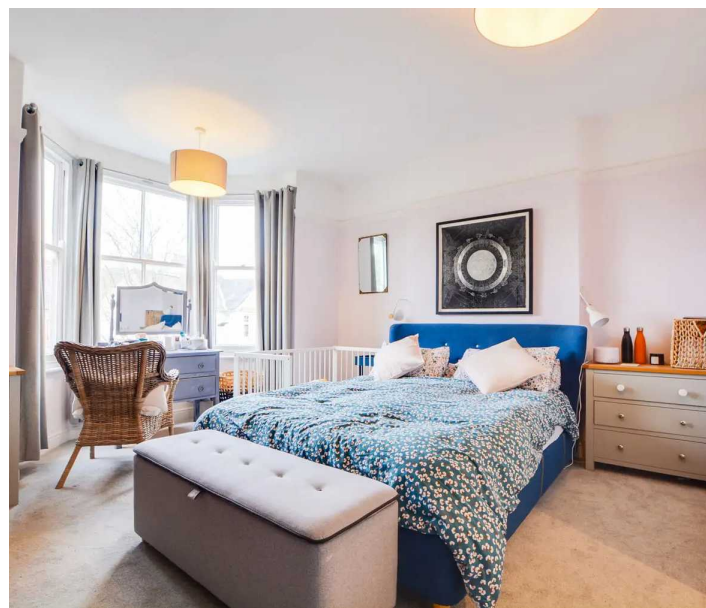
9' 5" x 4' 1" (2.87m x 1.24m)

With a shower cubicle with shower screen and shower over, WC, wash hand basin with storage, tiled splashbacks and built-in cupboard.

### Bedroom Two

10' 6" x 9' 0" (3.20m x 2.74m)

With a window to the rear elevation, a built-in cupboard, a chimney breast, and a radiator.



### Office/Study

7' 5" x 5' 5" (2.26m x 1.65m)

With a window to the side elevation and a radiator.

### Bathroom

10' 6" x 7' 8" (3.20m x 2.34m)

With a window to the rear elevation, free-standing bath with mixer shower over, shower cubicle with shower over, WC, wash hand basin with storage, tiled flooring, spotlights, and a feature wall-mounted chrome radiator.

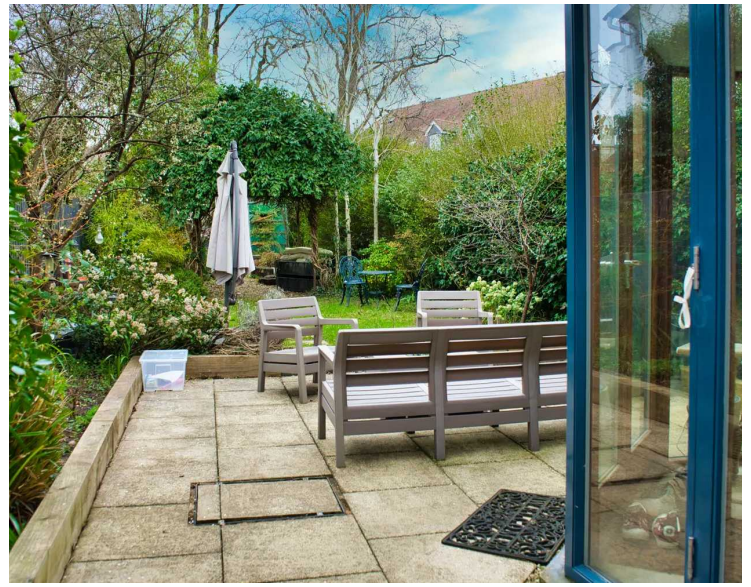
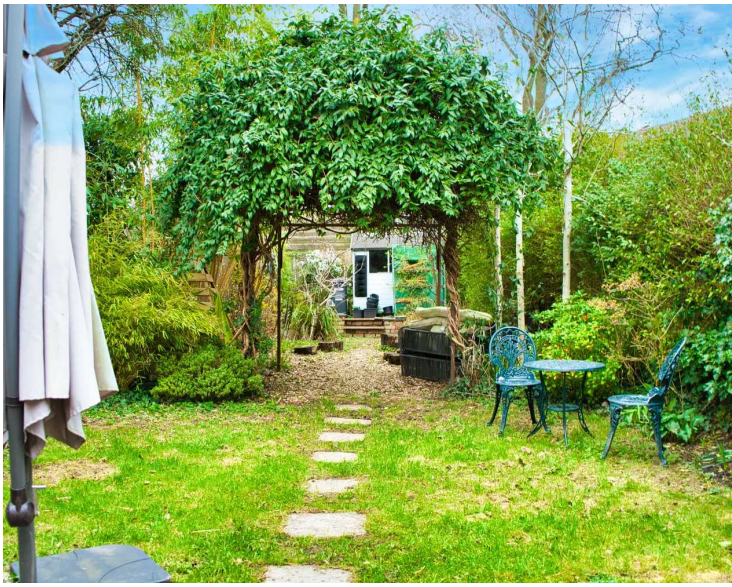
### Second Floor Landing

With skylight-style windows and an opening for eaves storage.









### **Bedroom Three**

13' 8" x 8' 5" (4.17m x 2.57m)

With a skylight-style window, a window to the side elevation, built-in wardrobes, wall-mounted lighting and two radiators.

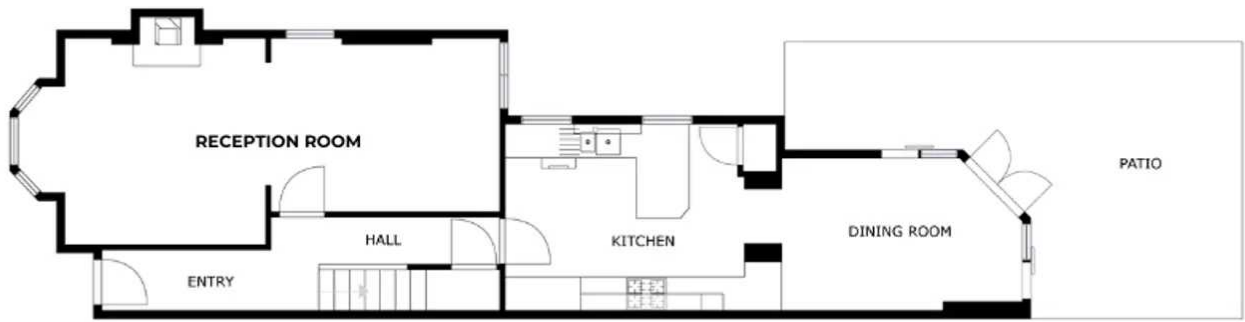
### **Bedroom Four**

10' 1" x 9' 1" (3.07m x 2.77m)

With a skylight-style window, window to the side elevation, under-eaves storage, and radiator.

### **Rear Garden**

A well-maintained rear garden with a slabbed patio area, mature lawns, mature and established flower beds, and well-maintained borders.



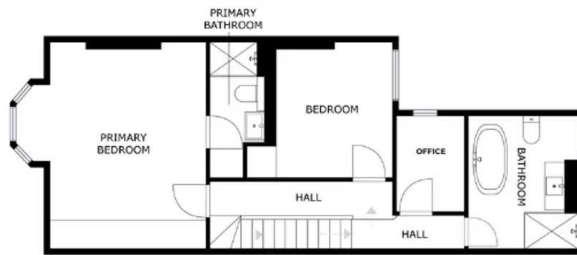
FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 678 sq.ft, FLOOR 2: 614 sq.ft, FLOOR 3: 570 sq.ft  
TOTAL: 1862 sq.ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



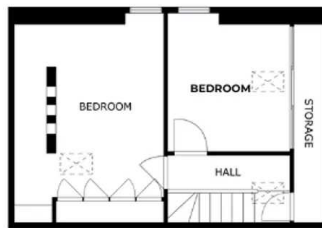
We'll keep you moving...





FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 678 sq.ft, FLOOR 2: 614 sq.ft, FLOOR 3: 570 sq.ft  
 TOTAL: 1862 sq.ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 3

GROSS INTERNAL AREA  
 FLOOR 1: 678 sq.ft, FLOOR 2: 614 sq.ft, FLOOR 3: 570 sq.ft  
 TOTAL: 1862 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: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

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



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