



South Knighton Road, South Knighton

Offers Over £310,000

A THREE bedroom home with two reception rooms, kitchen, three bedrooms (master with en-suite), family bathroom and front and rear gardens.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 274 5544





Entrance Hall

With stairs to the first-floor landing, dado rail and radiator.

Reception Room One

12' 8" x 11' 10" (3.86m x 3.61m)

With a double-glazed window to the front elevation, living flame effect gas fire with tiled insert and hearth, fire surround, built-in cupboards, built-in shelving, Tv point, coving to the ceiling and a radiator.

Reception Room Two

15' 6" x 11' 10" (4.72m x 3.61m)

With double-glazed French doors to the rear elevation, chimney breast with decorative fireplace, built-in cupboards, shelving, understairs storage cupboard, coving to the ceiling, TV point, dado rail and a radiator.



Kitchen

15' 10" x 7' 8" (4.83m x 2.34m)

With a double-glazed window to the side elevation, a double-glazed door to the rear garden, a double ceramic sink with a range of wall units with under unit lighting, display cabinets and base units with work surfaces over, oven, four-ring gas hob, extractor hood, plumbing for washing machine, space for a fridge freezer, tiled flooring, partly tiled walls and a radiator.

First Floor Landing

With a loft access hatch and a radiator.

Bedroom One

15' 8" x 12' 3" (4.78m x 3.73m)

(narrowing to 8'4") With a double-glazed window to the front elevation, an original-style fire place with a tiled hearth, surround, and a radiator.

En-Suite

6' 0" x 4' 1" (1.83m x 1.24m)

With shower cubicle with electric shower, partly tiled walls, WC, was hand basin, tiled flooring and a radiator.

Bedroom Two

12' 4" x 12' 0" (3.76m x 3.66m)

With a double-glazed window to the rear elevation, original style fireplace with tiled hearth, storage cupboard and a radiator.

Bedroom Three

9' 0" x 8' 0" (2.74m x 2.44m)

With a double-glazed window to the rear elevation and a radiator.

Bathroom

6' 5" x 4' 10" (1.96m x 1.47m)

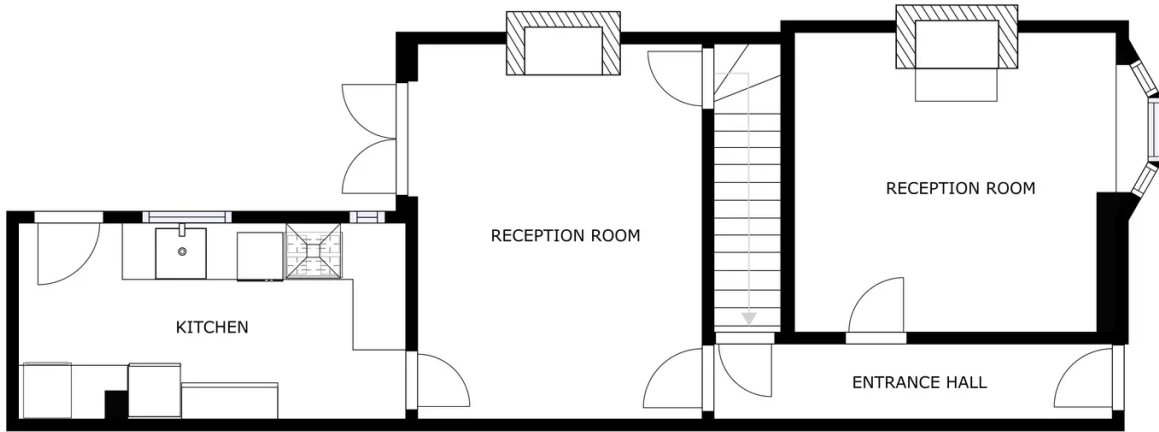
With a double-glazed window to the side elevation, bath with shower over, WC, wash hand basin, partly tiled walls, wood effect flooring and a heated chrome towel rail.

Front Garden

With a front forecourt style garden with a paved pathway to the front door and a gravelled area with shrubs.

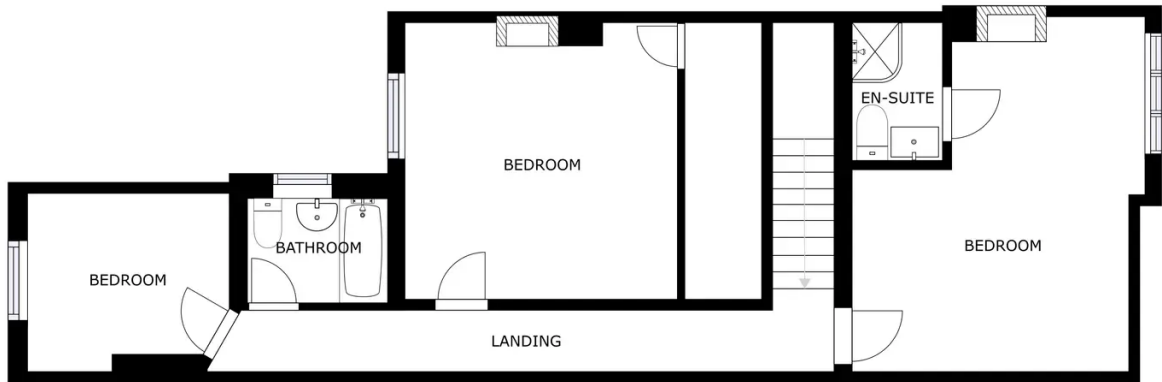
Rear Garden

With a paved area to the side with steps leading to a circular patterned block paved seating area, raised flower bed, walled and fenced perimeter, outside tap, gated side access and brick built store.



GROUND FLOOR

GROSS INTERNAL AREA
 GROUND FLOOR: 60.67 m², SECOND FLOOR: 66.12 m²
 TOTAL: 126.79 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



SECOND FLOOR

GROSS INTERNAL AREA
 GROUND FLOOR: 60.67 m², SECOND FLOOR: 66.12 m²
 TOTAL: 126.79 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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