



Northfold Road, Knighton

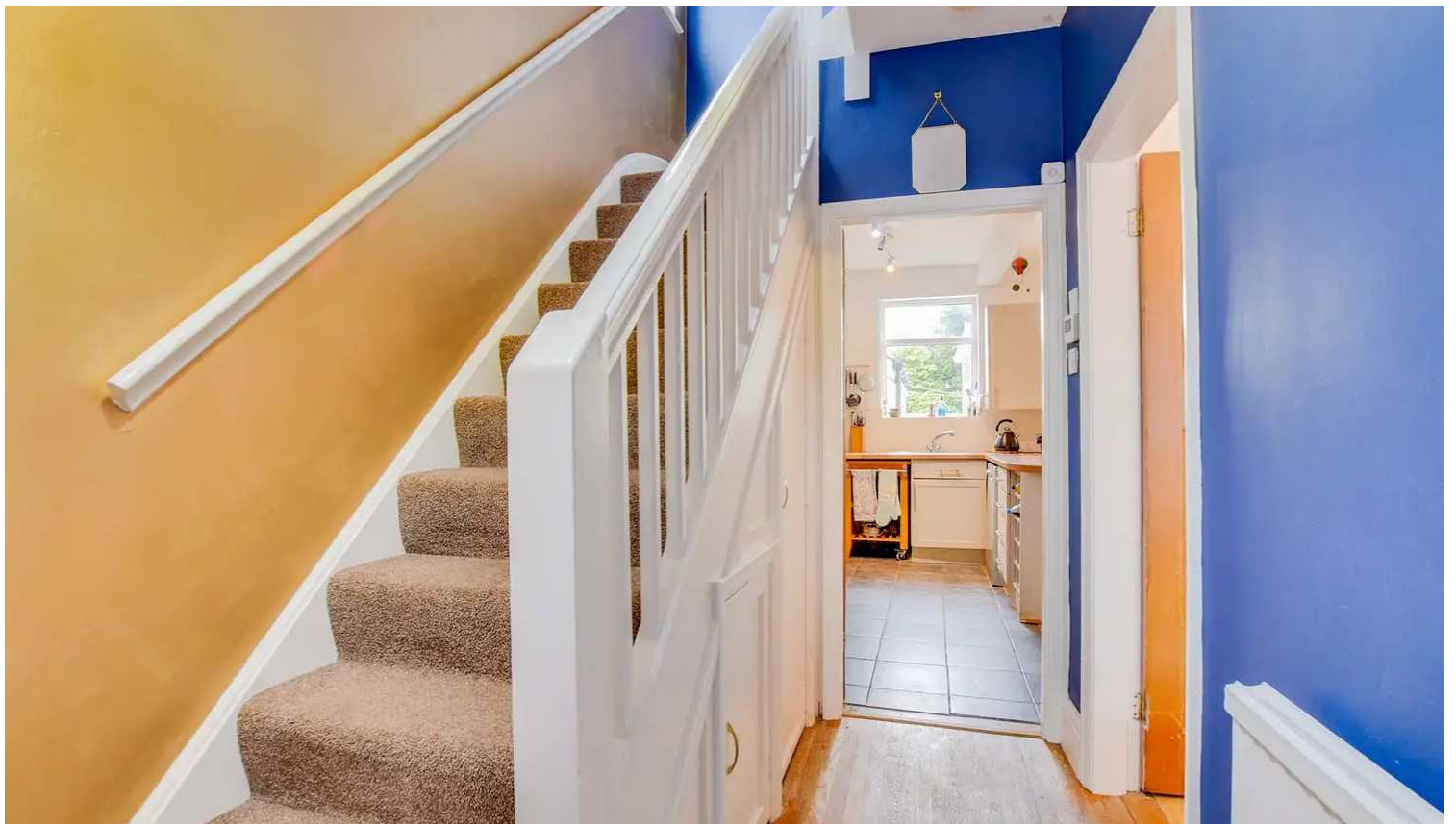
Offers in Excess of £350,000

A three/four bedroom SEMI DETACHED home in KNIGHTON with spacious downstairs living space inc KITCHEN DINER, reception room, CONSERVATORY, Utility Room and a SECOND RECEPTION ROOM/POSSIBLE FOURTH BEDROOM.



0116 274 5544





Entrance Hall

With stairs to the first-floor landing, understairs storage cupboards, wooden flooring and a radiator.



Reception Room

13' 9" x 10' 6" (4.19m x 3.20m)

With a double-glazed bay window to the front elevation, picture rail, Tv point, laminate flooring and a radiator.

Kitchen Diner

17' 0" x 12' 0" (5.18m x 3.66m)

With a double-glazed window to the rear elevation, a sink and drainer unit with a range of wall and base units with work surfaces over, oven, gas hob, extraction hob, breakfast bar, plumbing for an appliance, tiled flooring and a radiator.



Conservatory

11' 1" x 7' 10" (3.38m x 2.39m)

With double-glazed French doors to the rear garden, a recessed storage area and a radiator.



Utility Room

18' 0" x 7' 0" (5.49m x 2.13m)

With a double-glazed French door to the side elevation, a door to the front elevation, a stainless steel sink and drainer unit, plumbing for a washing machine, wall mounted boiler and a radiator.

Wc

4' 8" x 3' 2" (1.42m x 0.97m)

With a WC, tiled flooring and a radiator.

Reception Room/Bedroom

11' 0" x 7' 8" (3.35m x 2.34m)

With a double-glazed window to the side elevation.



First Floor Landing

With a double-glazed window to the side elevation, loft access with a pull-down ladder leading to a partly boarded loft with lighting.

Bedroom One

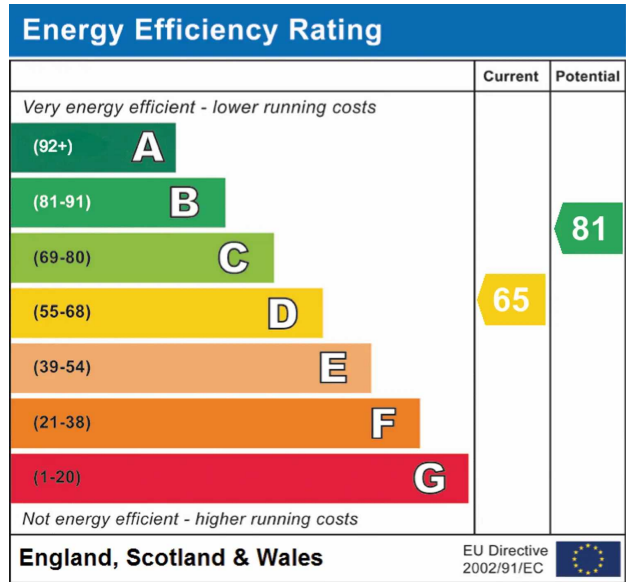
13' 7" x 10' 6" (4.14m x 3.20m)

With a double-glazed bay window to the front elevation, mirrored wardrobes, spotlights and a radiator.









Bedroom Two

11' 10" x 10' 6" (3.61m x 3.20m)

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

Bedroom Three

6' 7" x 6' 0" (2.01m x 1.83m)

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

Bathroom

8' 2" x 5' 9" (2.49m x 1.75m)

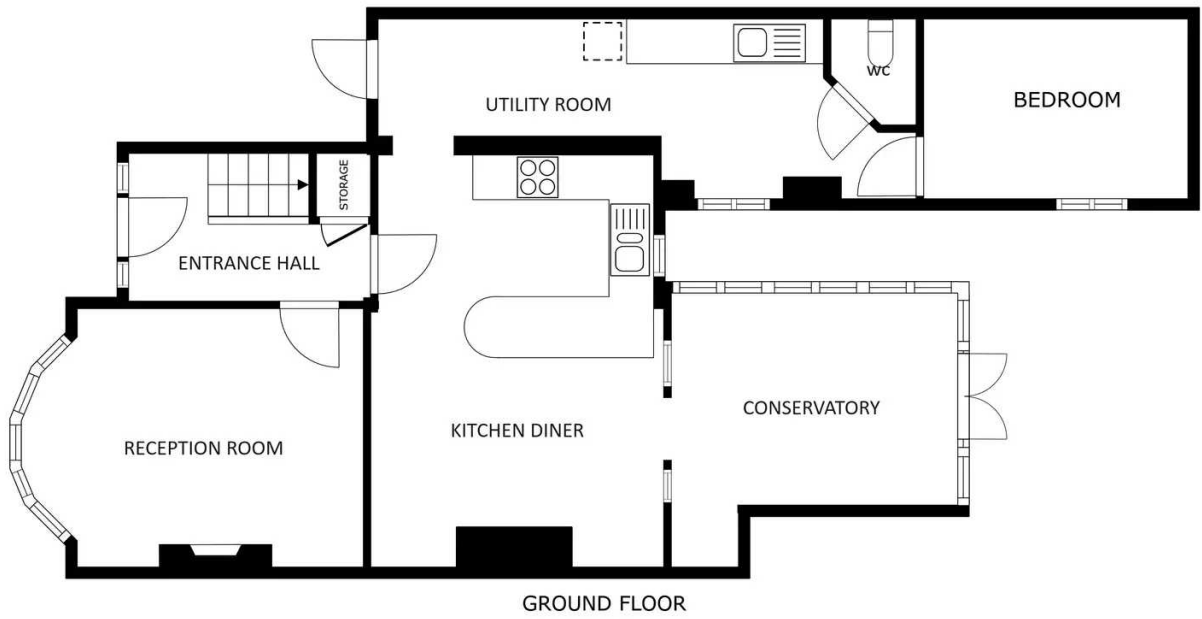
With a double-glazed window to the rear elevation, a double-glazed window to the side elevation, a bath with an overhead rainforest shower and hand-held shower, heated mirror, high flush WC, a handheld bidet shower next to the WC, lino flooring and a heated chrome towel rail.

Rear Garden

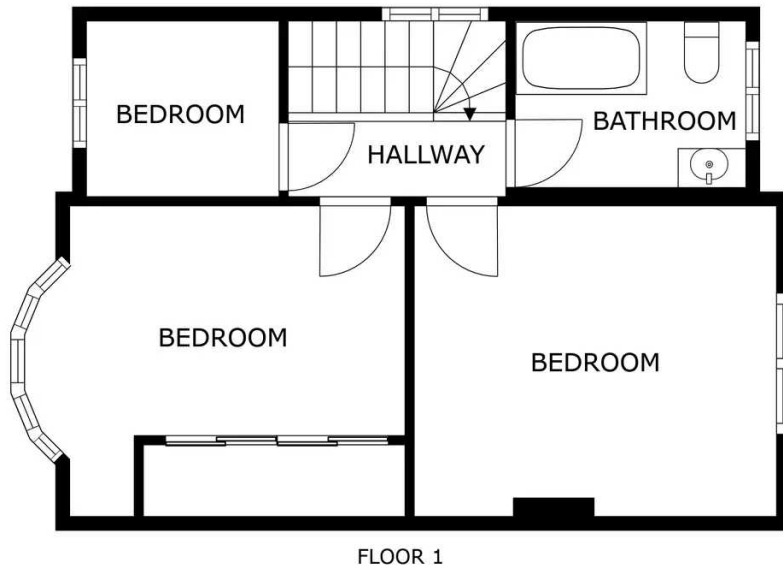
With a paved patio seating area, lawn area, raised flower beds, timber sleeper, shed, fencing and hedging to the perimeter.

Driveway

Block paved driveway providing off road parking for one car with double gates leading to a covered storage space with electricity which is adjacent to the utility area.



GROSS INTERNAL AREA
 GROUND FLOOR 79.5 m² FLOOR 1 43.4 m²
 TOTAL : 122.9 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

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