



## Knighton Road, Stoneygate

Offers Over £675,000

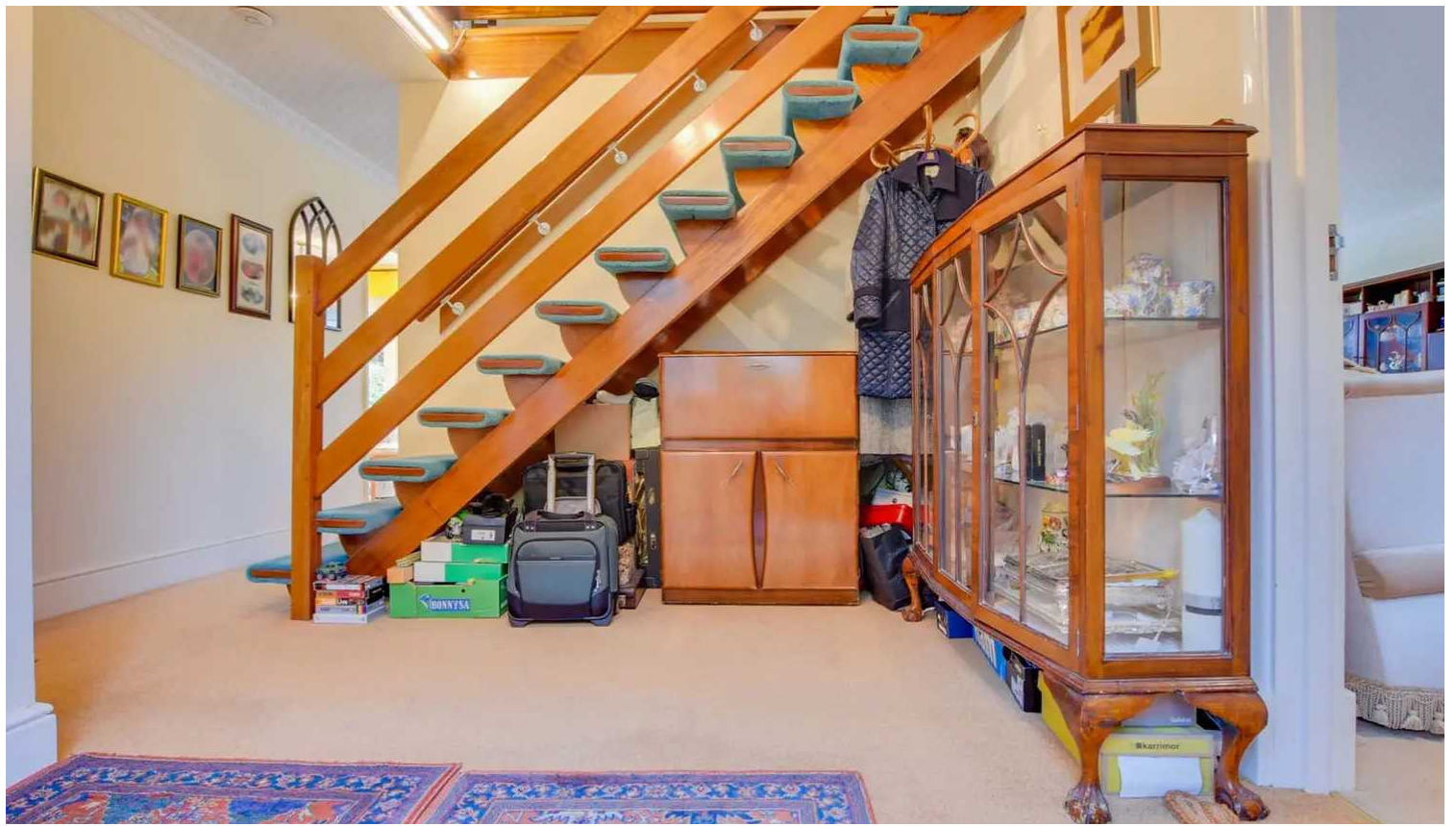
A detached family home in the delightful suburb of Stoneygate. The property has FOUR double bedrooms, two kitchens, three reception rooms and a stunning rear garden.



0116 274 5544







#### **Entrance Hall**

With stairs to the first floor and a radiator.



#### **Ground Floor WC**

4' 10" x 3' 5" (1.47m x 1.04m)

With a high flush WC, wash hand basin, tiled flooring, extractor fan and a heated towel rail.

#### **Reception Room/Sitting Room**

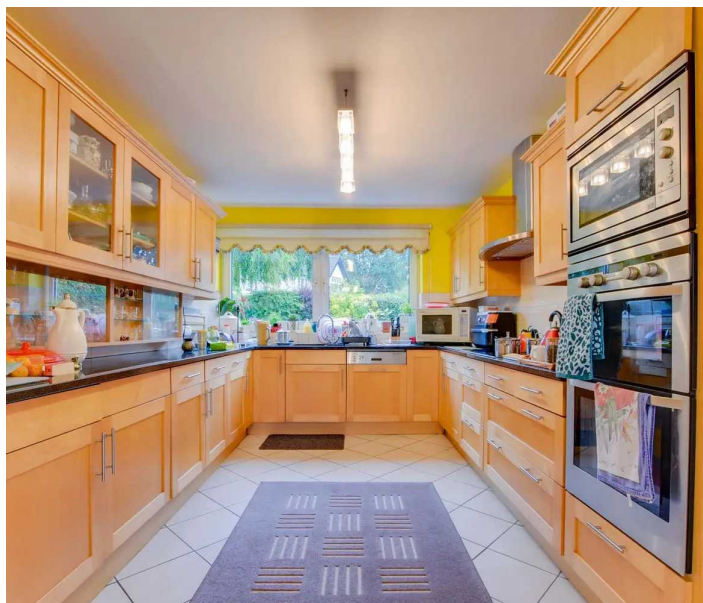
25' 4" x 14' 0" (7.72m x 4.27m)

With a double-glazed bay window to the front elevation, double glazed patio doors to the rear elevation, feature fireplace with fire surround, inset ceiling spotlights and a radiator.

#### **Reception Room/Dining Room**

16' 4" x 11' 10" (4.98m x 3.61m)

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



#### **Kitchen Breakfast Room**

24' 8" x 9' 10" (7.52m x 3.00m)

With a double-glazed window to the front elevation, double-glazed door to the rear elevation, sink and drainer unit with a range of wall and base units with granite work surfaces over, microwave, double oven, five ring induction hob with stainless steel chimney hood over, dishwasher, alarm panel, tiled flooring and a radiator.





### Lobby

With double-glazed doors to the front and rear elevations and an internal door to the garage.

### Second Kitchen

12' 9" x 5' 0" (3.89m x 1.52m)

With a stainless steel sink and drainer unit, a five-ring gas hob, a chimney hood over and plumbing for a washing machine.

### Reception Room/Snug

12' 9" x 8' 0" (3.89m x 2.44m)

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

### First Floor Landing

With an airing cupboard, radiator and a loft access hatch with a pull-down ladder leading to a boarded loft space.

### Bedroom One

13' 9" x 11' 9" (4.19m x 3.58m)

(plus wardrobe space) With a double-glazed window to the rear elevation, fitted wardrobes and a radiator.

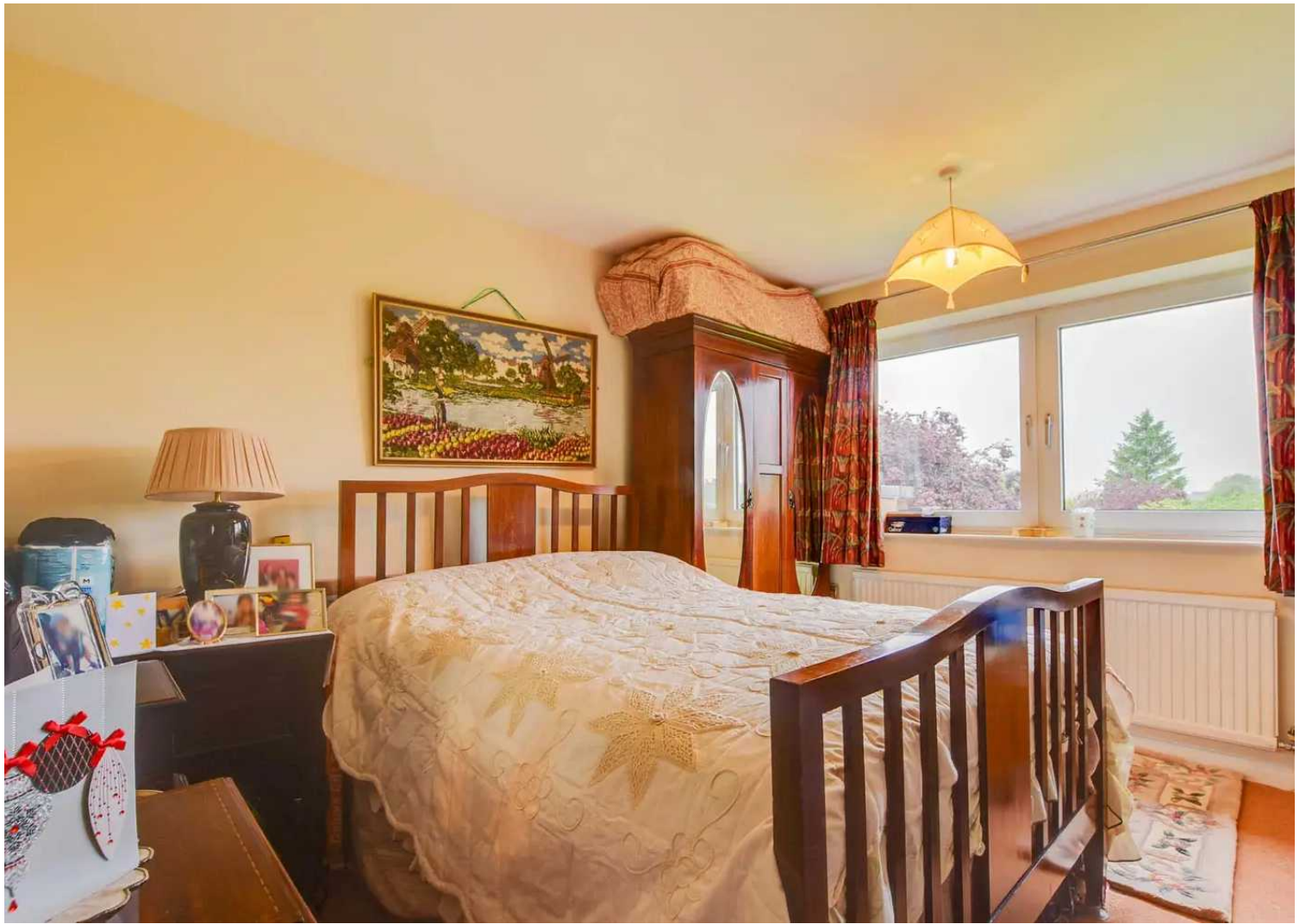
### Dressing Room

10' 1" x 8' 1" (3.07m x 2.46m)

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













### **En-Suite Bathroom**

8' 2" x 7' 3" (2.49m x 2.21m)

With a double-glazed window to the front elevation, corner bath with mixer shower attachment, tiled shower cubicle with shower over, WC, wash hand basin, inset ceiling spotlights, tiled flooring and a heated towel rail.

### **Bedroom Two**

12' 6" x 10' 0" (3.81m x 3.05m)

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

### **Bedroom Three**

12' 0" x 7' 10" (3.66m x 2.39m)

(plus wardrobe space) With a double-glazed window to the front elevation, fitted wardrobes and a radiator.

### **Bedroom Four**

12' 0" x 9' 2" (3.66m x 2.79m)

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

### **Bathroom**

9' 9" x 8' 4" (2.97m x 2.54m)

With a double-glazed window to the front elevation, a shower cubicle with a shower head over, two wash hand basins, WC, inset ceiling spotlights, tiled flooring and a heated towel rail.

### **Front Garden**

A raised front garden with lawn, mature shrubs and tree.

### **Garden**

A beautiful rear garden that backs onto Leicestershire Tennis Club and has a paved patio seating area, a sunken pond with a water feature, a shaped lawn, well-stocked flower beds, shrubs, a hedged and fenced perimeter, shed, gazebo, outside lighting and gated side access.

### **Driveway**

Capacity -3 vehicles

### **Garage**

Capacity -2 vehicles - 20'5" x 15'4" with an electric up-and-over door to the front elevation, power and lighting.





**Matterport Property Report:**

**Knighton Road**

Indoor Scanned Area - Full Property 177.3 m<sup>2</sup> | Floor 1 103.3 m<sup>2</sup>

Sizes and dimensions are approximate, actual may vary

Visit 3D space on  
**Matterport**



**Matterport Property Report:**

**Knighton Road**

Indoor Scanned Area - Full Property 177.3 m<sup>2</sup> | Floor 2 74.0 m<sup>2</sup>

Sizes and dimensions are approximate, actual may vary

Visit 3D space on  
**Matterport**





The property is well located for everyday amenities and services, including local public and private schooling together with nursery day-care, Leicester City Centre and the University of Leicester, Leicester Royal Infirmary and Leicester General Hospital. Within a short distance you'll find Victoria Park together with shopping parades in both Stoneygate and neighbouring Clarendon Park with their specialist shops, bars, boutiques and restaurants.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

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