

Carisbrooke Road, South Knighton

Offers In Excess of £425,000

An extended period SEMI DETACHED home in South Knighton with THREE BEDROOMS and a beautiful and established rear garden.





Entrance Hall

Entered via glazed wooden door, parquet flooring, wall mounted plate rack, stairs to the first floor landing and a radiator.

Through Lounge

27' 4" x 11' 5" (8.33m x 3.48m)

(minimising to 10'5") With a double-glazed bay window to the front elevation, fitted living flame gas fire with surround and hearth, wood effect flooring, TV point, additional living flame gas fire with hearth, two radiators and French doors leading to:

Dining Room

19' 1" x 8' 0" (5.82m x 2.44m)

With two double-glazed bay windows to the rear elevation, wood effect flooring, coving to the ceiling, two radiators and an opening leading to:

Kitchen

9' 6" x 7' 8" (2.90m x 2.34m)

With a double-glazed window to the side elevation, a sink and drainer unit with a range of wall and base units with work surfaces over, tiled splash backs, space for a free-standing gas hob and triple oven and a wall mounted boiler.

Lobby

With a door providing access to the rear garden, a door providing access to the front elevation, door providing access to the double garage and a double-glazed window to the rear elevation.



Downstairs Wc

With a double-glazed window to the side elevation, WC, wash hand basin with under basin storage and tiled walls.

First Floor Landing

With a double-glazed window to the side elevation.

Bedroom One

14' 10" x 9' 5" (4.52m x 2.87m)

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

Bedroom Two

12' 6" x 8' 7" (3.81m x 2.62m)

With a double-glazed window to the rear elevation, wood effect flooring, a TV point and a radiator.

Bedroom Three

7' 9" x 8' 3" (2.36m x 2.51m)

With a double-glazed window to the front elevation, built-in wardrobes, a loft inspection hatch and a radiator.

Bathroom

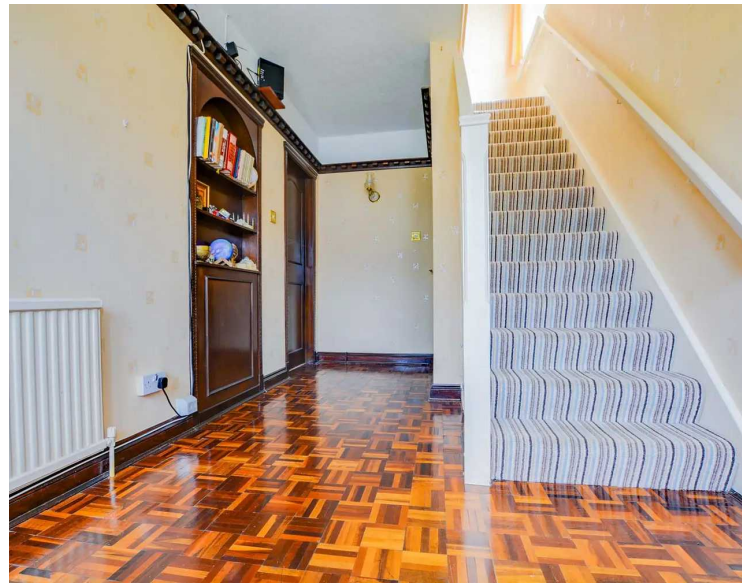
7' 7" x 6' 6" (2.31m x 1.98m)

With a double-glazed window to the rear elevation, bath with shower over, shower screen, WC, wash hand basin with under basin storage, tiled walls and a feature chrome radiator.









Rear Garden

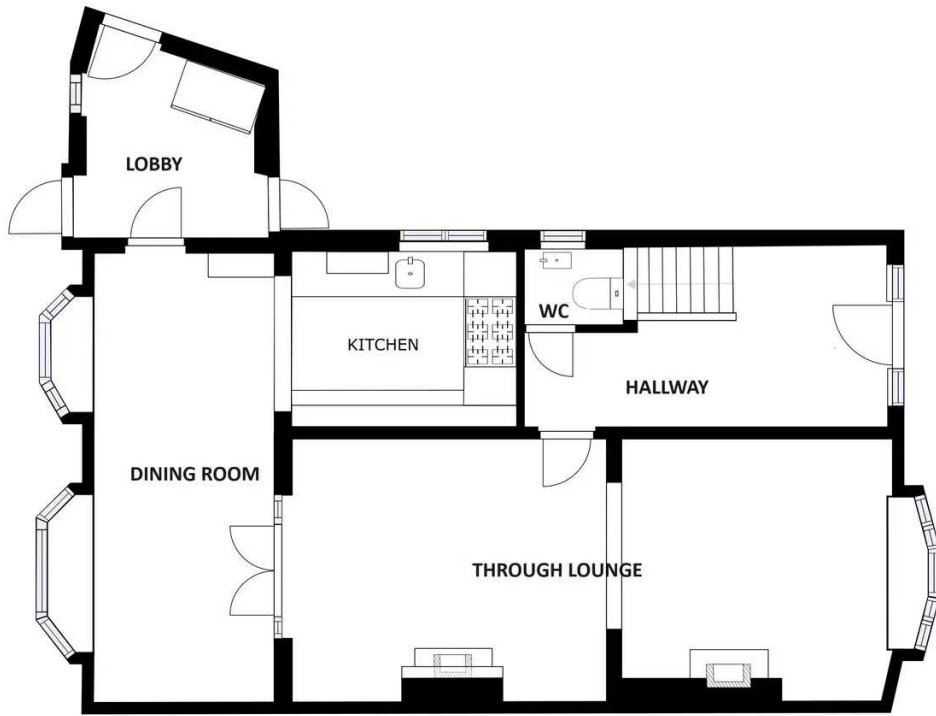
A beautifully maintained established rear garden with a patio seating area, barbeque and food preparation area, lawn, mature and established flower beds and well-maintained fenced perimeters.

Driveway

For 3 vehicles

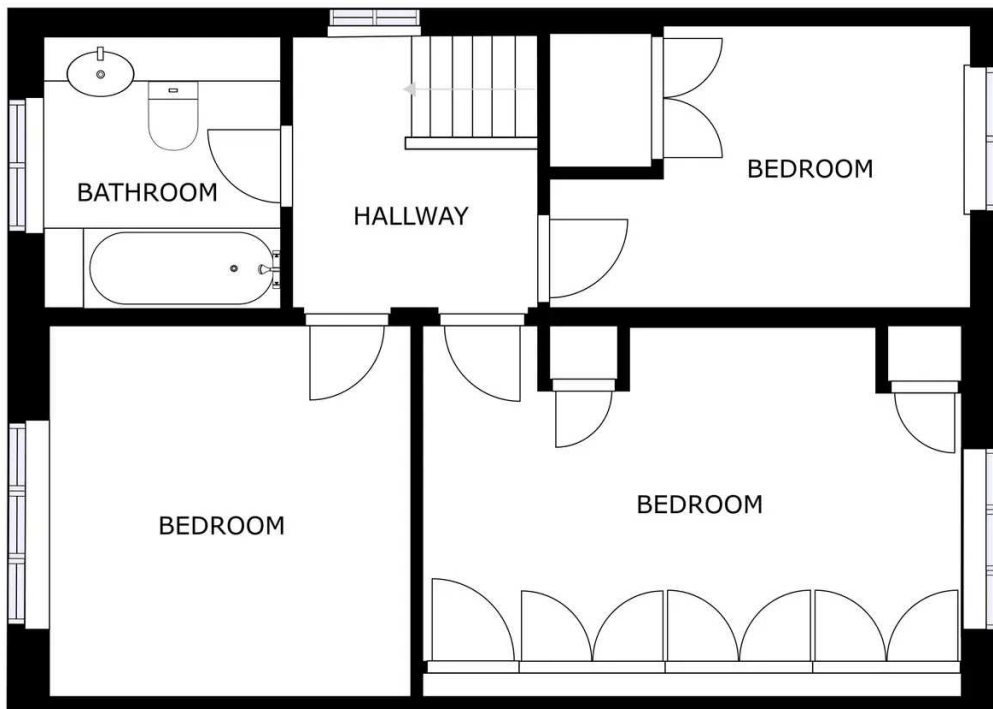
Garage

A detached double garage with up and over door to the front elevation.



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 76.02 m², FLOOR 2: 48.66 m²
 TOTAL: 124.68 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 76.02 m², FLOOR 2: 48.66 m²
 TOTAL: 124.68 m²
 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: D

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