

## Knighton Church Road, South Knighton, Leicester

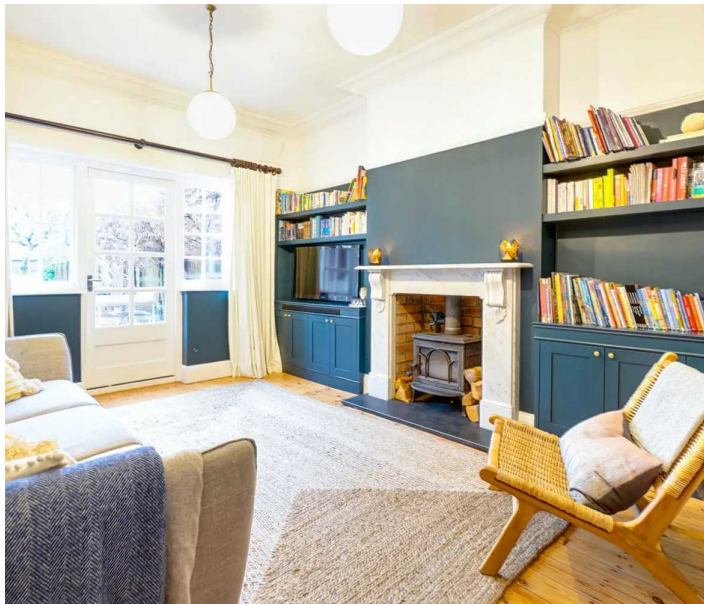
In Excess of £525,000

In the agents opinion, this is a beautifully presented period semi-detached home providing EXTENDED accommodation to include THREE RECEPTION ROOMS and FOUR BEDROOMS, along with THREE SHOWER ROOMS and a bathroom.



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#### **Entrance Hall**

With stain glazed windows and door to the front elevation, Milton tiled floor, plate rack, stairs to first floor, under stairs storage cupboard, cast iron radiator.

#### **Reception Room One**

15' 6" x 13' 2" (4.72m x 4.01m)

With bay window to the front elevation , window shutters, polished wooden floor, chimney breast with wood burning fire with marble surround and hearth, picture rail, ceiling coving, cast iron radiator.

#### **Reception Room Two**

15' 1" x 11' 6" (4.60m x 3.51m)

With windows and door to the rear elevation, polished wooden floor, chimney breast with log burning stove with marble surround and hearth, picture rail, ceiling coving, shelving, TV point, cast iron radiator.

#### **Kitchen**

14' 5" x 9' 5" (4.39m x 2.87m)

A shaker style kitchen with wooden floor, sash window to the side elevation, a range of wall and base units with marble work surfaces over, enamel sink with mixer tap, marble splash back, inset five ring gas hob and double oven, integrated fridge, integrated freezer, spotlights, open access leading to:



**Dining Room/Reception Room Three**

11' 8" x 9' 6" (3.56m x 2.90m)

With bi-folding doors to the side elevation, wooden floor, wall panelling, spotlights, cast iron radiator.

**Utility Room**

9' 2" x 8' 2" (2.79m x 2.49m)

With sash window and door to the side elevation, wooden floor, base units with marble work surface over, enamel sink with mixer tap, plumbing for washing machine, space for tumble dryer, door providing access to:

**Ground Floor Shower Room**

6' 7" x 5' 5" (2.01m x 1.65m)

With window to the side elevation, wooden floor, corner shower cubicle, low-level WC, wash hand basin, tiled floor, radiator.

**First Floor Landing**

With picture rail.

**Bedroom One**

12' 3" x 11' 7" (3.73m x 3.53m)

With window to the rear elevation, wooden floor, built-in wardrobes, chimney breast with fireplace, surround and hearth, ceiling coving, picture rail, cast iron radiator.

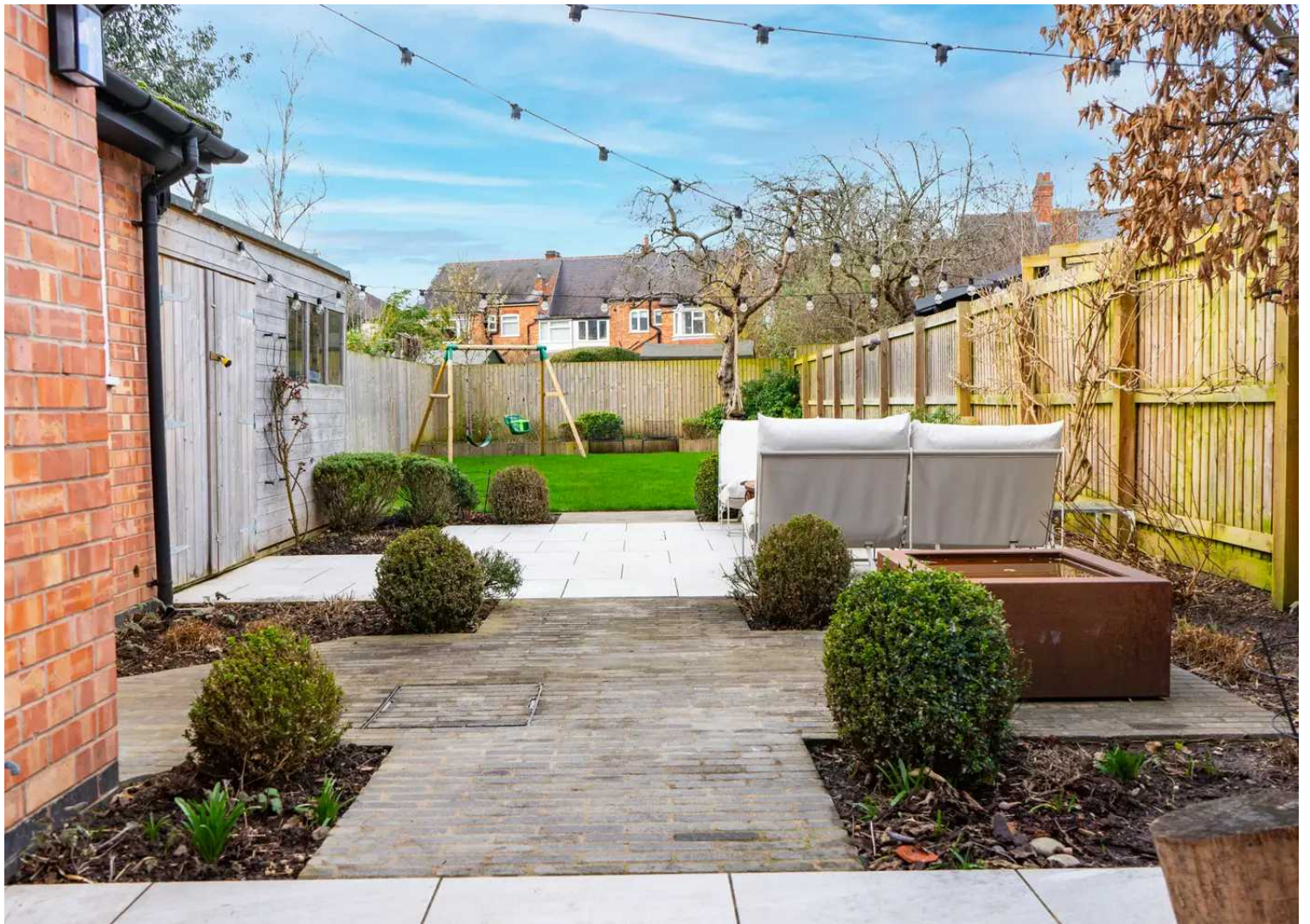
**En-Suite**

8' 10" x 2' 6" (2.69m x 0.76m)

With window to the rear elevation, tiled floor, shower cubicle, low-level WC, wash hand basin, part tiled walls, chrome ladder towel rail/radiator.











### **Bedroom Two**

15' 1" x 11' 6" (4.60m x 3.51m)

Measurement into bay window. With bay window to the front elevation, window shutters, wooden floor, chimney breast with fireplace, surround and hearth, picture rail, ceiling coving, built-in wardrobe, radiator.

### **Bedroom Three**

9' 6" x 9' 6" (2.90m x 2.90m)

With window to the front elevation, window shutter, picture rail, ceiling coving, radiator.

### **Bathroom**

14' 1" x 6' 6" (4.29m x 1.98m)

With window to the rear elevation, freestanding call and claw bath with mixer shower tap, low-level WC, wash hand basin, part tiled walls, built-in cupboard with overhead storage, spotlights, chrome towel rail/radiator.

### **Second Floor Landing**

Providing access to:

### **Bedroom Four**

18' 0" x 9' 10" (5.49m x 3.00m)

Maximum measurement, plus 6'3" x 3'5". With windows to the front and rear elevations, under eaves storage, radiator, door leading to:

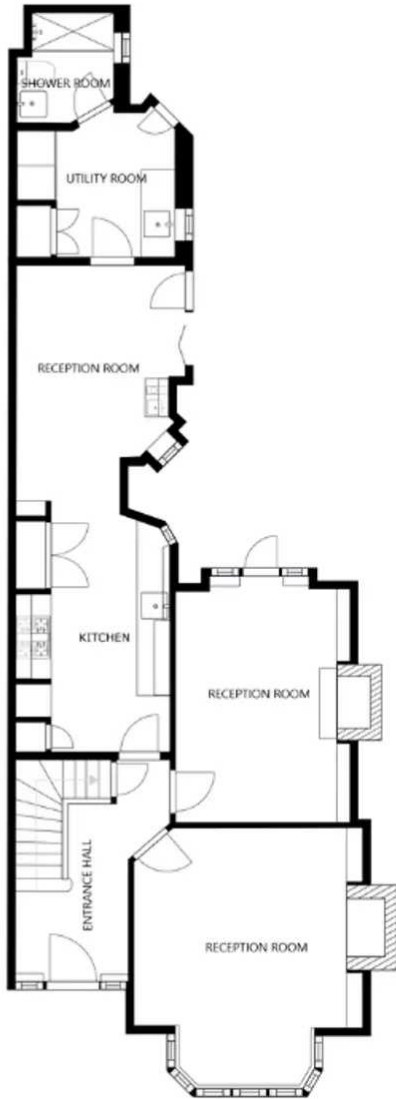
### **En-Suite**

9' 0" x 3' 5" (2.74m x 1.04m)

With window to the rear elevation, shower cubicle, low-level WC, wash hand basin with storage below, part tiled walls, chrome towel rail/radiator.

### **Rear Garden**

With paved patio seating area, lawn, flowerbeds and shrubs, fencing to perimeter.







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

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