



Northfold Road, Knighton

Offers Over £325,000

A FOUR BEDROOM traditional bay fronted semi-detached property having been EXTENDED to the side and rear to create an extended sitting room along with a ground floor wet room and fourth bedroom.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C



0116 274 5544





Entrance Porch

With internal door leading to:

Entrance Hall

With stairs to first floor, under stairs pantry, radiator.

Reception Room One 13' 4" x 10' 7" (4.06m x 3.23m)

With double glazed bay window to the front elevation, radiator.

Extended Sitting Room 21' 0" x 10' 7" (6.40m x 3.23m)

With double glazed patio doors to the rear elevation, TV point, gas fire, two radiators.

Kitchen 9' 9" x 8' 10" (2.97m x 2.69m)

With double glazed window to the rear elevation, double glazed door to the side elevation, stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, built-in oven and gas hob with stainless steel chimney hood over, plumbing for washing machine, tiled floor, part tiled walls, radiator.



Wet Room 7' 2" x 6' 7" (2.18m x 2.01m)

With double glazed window to the side elevation, shower area, wash hand basin, low-level WC, part tiled walls.

Store Room/Ground Floor Fourth Bedroom 14' 0" x 6' 2" (4.27m x 1.88m)

Store room and possible fourth bedroom, with double glazed door to the front and rear elevations, double glazed roof/ skylight window, inset ceiling spotlights, radiator.

First Floor Landing

With double glazed window to the side elevation.

Bedroom One 13' 4" x 10' 8" (4.06m x 3.25m)

With double glazed bay window to the front elevation, fitted wardrobes, radiator.

Bedroom Two 12' 0" x 10' 8" (3.66m x 3.25m)

Measurement into wardrobes. With double glazed window to the rear elevation, radiator.

Bedroom Three 6' 8" x 6' 0" (2.03m x 1.83m)

With double glazed window to the front elevation, loft access with pull down ladder, radiator.

Bathroom 8' 5" x 6' 0" (2.57m x 1.83m)

With double glazed windows to the rear and side elevations, bath, pedestal wash hand basin, low-level WC, cupboard housing boiler.

Front Garden

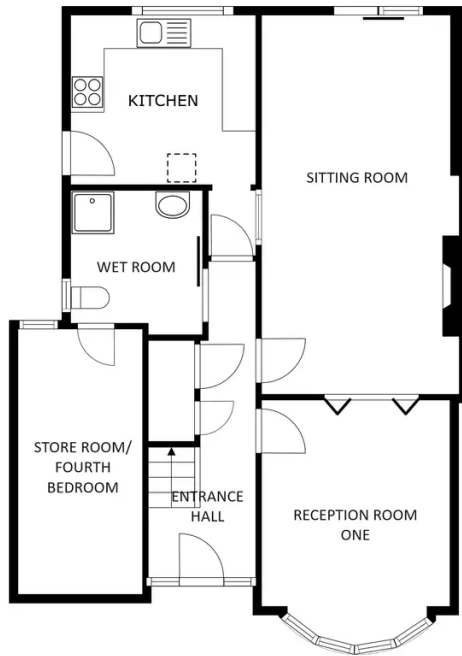
Paved front garden with hedging.

Rear Garden

With paved patio area, paved pathway, garage providing storage area, lawn, flowerbeds and shrubs, fruit trees, shed to rear with power, fencing and hedging to perimeter.

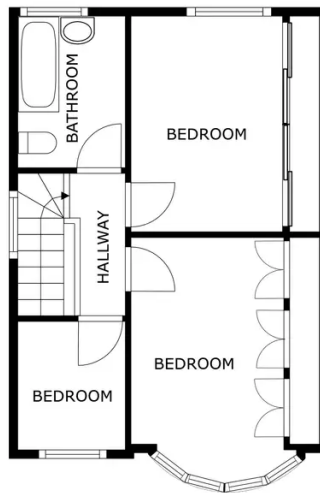
Driveway

Driveway providing off road parking.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

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We'll keep you moving...



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