



## Herrick Road, Knighton Fields

Offers Over £250,000

Offered for sale with NO UPWARD CHAIN is this three bedroom semi-detached family home with two reception rooms including a dining room providing an ideal fourth ground floor bedroom.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 274 5544





### **Entrance Hall**

With uPVC double glazed window to the side elevation, stairs to first floor, wood effect floor, radiator.

### **Lounge**

15' 0" x 12' 0" (4.57m x 3.66m)

With uPVC double glazed window to the front elevation, chimney breast with gas fire, TV point, radiator.

### **Dining Room (optional fourth bedroom)**

9' 10" x 6' 8" (3.00m x 2.03m)

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

### **Fitted Kitchen**

12' 8" x 10' 4" (3.86m x 3.15m)

With uPVC double glazed window to the rear elevation, ceramic tiled floor, a range of wall and base units with work surfaces over, sink, drainer and mixer tap, inset five ring gas hob and double oven, stainless steel splash back, breakfast bar, space for washing machine, integrated dishwasher.



### **Bathroom**

9' 8" x 4' 10" (2.95m x 1.47m)

With uPVC double glazed windows to the side and rear elevations, ceramic tiled floor, tiled walls, bath with shower over and shower screen, low-level WC, wash hand basin, storage cupboard, mirrored medicine cabinet, spotlights, chrome ladder towel rail/radiator.

### **Rear Lobby**

With uPVC double glazed door to the rear garden.

### **First Floor Landing**

With access to the following rooms:

#### **Bedroom One**

12' 0" x 9' 10" (3.66m x 3.00m)

With uPVC double glazed window to the rear elevation, wood effect floor, chimney breast, under eaves storage, radiator.

#### **Bedroom Two**

11' 2" x 11' 8" (3.40m x 3.56m)

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

#### **Bedroom Three**

7' 10" x 6' 8" (2.39m x 2.03m)

With skylight window, radiator.**Front Garden**

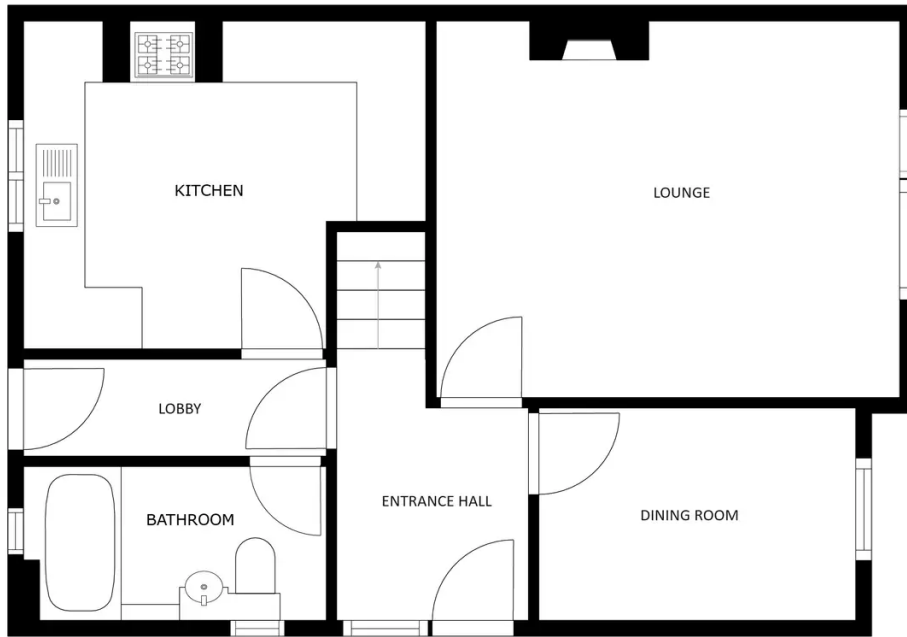
Low maintenance frontage.

### **Rear Garden**

With paved patio seating area, paved pathway, lawn, flowerbeds and shrubs, further paved patio seating area.

### **Driveway**

Providing off road parking.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**We'll keep you moving...**



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