



## Portsdown Road, South Knighton

£650,000

An EXTENDED traditional detached property located within a CUL-DE-SAC enjoying a pleasant outlook to the rear overlooking Oadby Golf Course. The property retains some ORIGINAL FEATURES with a blend of modern touches along with further SCOPE FOR EXTENSION to the rear, subject to relevant planning.



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#### **Entrance Porch**

Leading to:

#### **Entrance Hall**

With stairs to first floor, under stairs storage cupboard, wooden floor, radiator.

#### **Reception Room One**

18' 2" x 14' 1" (5.54m x 4.29m)

With double glazed bay window to the front elevation, wooden floor, TV point, radiator.

#### **Reception Room Two**

17' 0" x 12' 0" (5.18m x 3.66m)

With double glazed patio door to the rear elevation, gas fire, inset ceiling spotlights, TV point, wooden floor, radiator.



#### **Kitchen Breakfast Room**

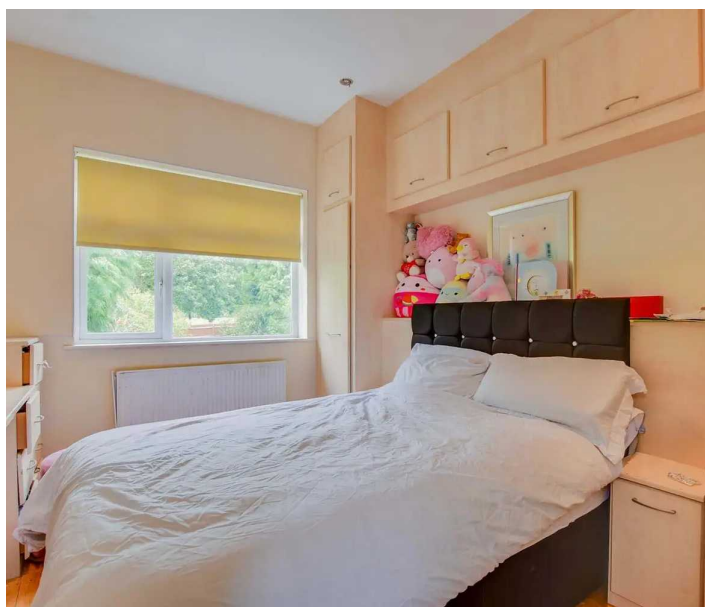
14' 7" x 13' 4" (4.45m x 4.06m)

With double glazed window to the rear elevation, one and a half bowl stainless steel sink and drainer unit with a range of wall units and display cabinets, base units with work surfaces over, breakfast bar, built-in oven, gas hob with stainless steel chimney hood over, tiled floor, part tiled walls.

#### **Utility Room**

11' 0" x 7' 0" (3.35m x 2.13m)

With double glazed door to rear garden, wall mounted boiler, plumbing for washing machine, tiled floor, radiator.





#### **Ground Floor WC**

4' 10" x 3' 8" (1.47m x 1.12m)

With low-level WC, wash hand basin, tiled floor, part tiled walls.

#### **First Floor Landing**

With loft access having pull down ladder.

#### **Bedroom One**

18' 3" x 14' 0" (5.56m x 4.27m)

Measurement into bay window. With double glazed bay window to the front elevation, inset ceiling spotlights, fitted wardrobes, wooden floor, radiator.

#### **Bedroom Two**

13' 6" x 12' 0" (4.11m x 3.66m)

With double glazed window to the rear elevation, wooden floor, TV point, radiator.

#### **Bedroom Three**

10' 0" x 8' 9" (3.05m x 2.67m)

With double glazed bay window to the front elevation, inset ceiling spotlights, wooden floor, radiator.

#### **Bedroom Four**

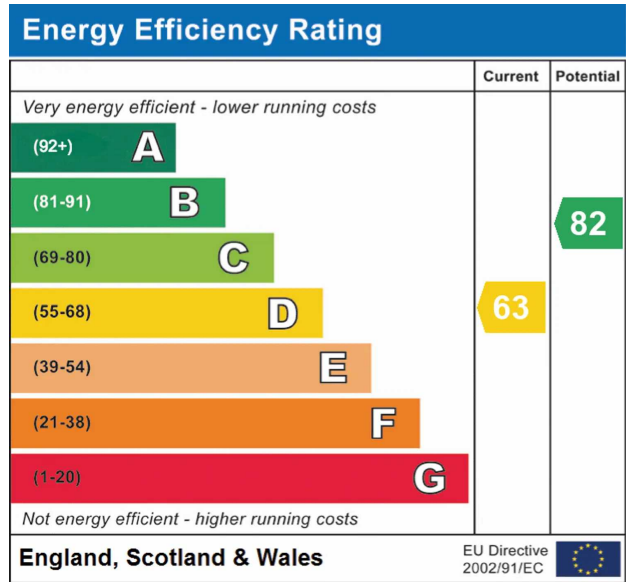
10' 0" x 11' 0" (3.05m x 3.35m)

With double glazed window to the rear elevation, inset ceiling spotlights, fitted wardrobes, radiator.









### Bedroom Five

8' 3" x 8' 0" (2.51m x 2.44m)

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

### Bathroom

13' 9" x 10' 0" (4.19m x 3.05m)

With double glazed window to the rear elevation, Jacuzzi bath, tiled shower cubicle, low-level WC, wash hand basin, tiled floor, part tiled walls, heated towel rail.

### Front Garden

Block paved frontage with shrubs.

### Rear Garden

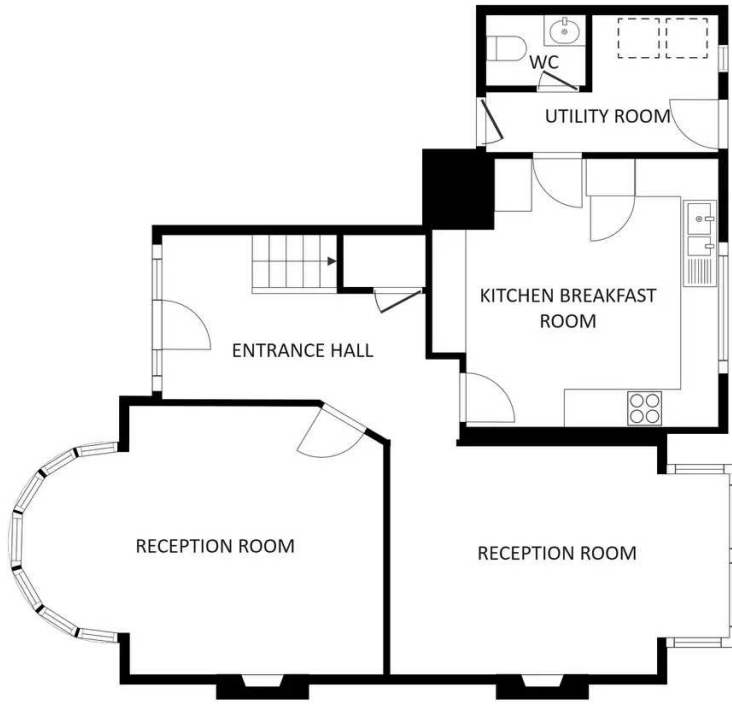
With paved patio area, steps leading to lawn, mature trees, flowerbeds and shrubs, fencing to perimeter.

### Driveway

Providing off road parking.

### Garage

Measuring 18'4" x 10'1". With electric up and over door to the front elevation, power and lighting.



FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1 903 sq.ft. FLOOR 2 921 sq.ft.  
 TOTAL : 1,824 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 903 sq.ft. FLOOR 2 921 sq.ft.  
 TOTAL : 1,824 sq.ft.  
 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: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

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