



Carisbrooke Road, Knighton

Offers Over £600,000

A REFURBISHED (2024) detached property offering MODERN STYLE living. The home has been NEWLY DECORATED and re-carpeted throughout. Set on a GENEROUS PLOT with potential for rear extension (subject to planning permission). Available with NO UPWARD CHAIN.



0116 274 5544





Entrance Hall

With stairs to first floor, under stairs storage cupboard, inset ceiling spotlights, tiled floor, radiator.

Ground Floor WC

With double glazed window to the front elevation, low-level WC, wash hand basin, tiled floor, radiator.

Sitting Room

14' 8" x 12' 2" (4.47m x 3.71m)

With double glazed window to the front elevation, French doors to kitchen dining room, inset ceiling spotlights, wood effect floor, radiator.

Family Room/Home Office

18' 0" x 8' 1" (5.49m x 2.46m)

Measurement narrowing to 7'6". With double glazed window to the front elevation, inset ceiling spotlights, meter cupboard, wood effect floor, radiator.

Kitchen Dining Room

26' 9" x 13' 5" (8.15m x 4.09m)

Measurement narrowing to 9'9". With patio doors and two double glazed windows to the rear elevation, inset ceiling spotlights, built-in oven and electric hob with stainless steel chimney hood over, plumbing for washing machine, plumbing for dishwasher, space for American style fridge freezer, cupboard housing boiler, sink and drainer unit with a range of wall and base units with work surfaces over, column radiator, further radiator.



Conservatory

6' 10" x 8' 9" (2.08m x 2.67m)

With double glazed door to rear garden, tiled floor, internal door to garage.

First Floor Landing

With double glazed window to the side elevation, storage cupboard, inset ceiling spotlights, loft access, radiator.

Bedroom One

12' 3" x 10' 8" (3.73m x 3.25m)

With double glazed window to the rear elevation, built-in sliding mirrored wardrobe, further built-in wardrobe, radiator.

En-Suite Shower Room

7' 2" x 6' 5" (2.18m x 1.96m)

With double glazed window to the rear elevation, walk-in double shower cubicle, pedestal wash hand basin, low-level WC, tiled walls, tiled floor, extractor fan, inset ceiling spotlights, mirror, heated chrome towel rail.

Bedroom Two

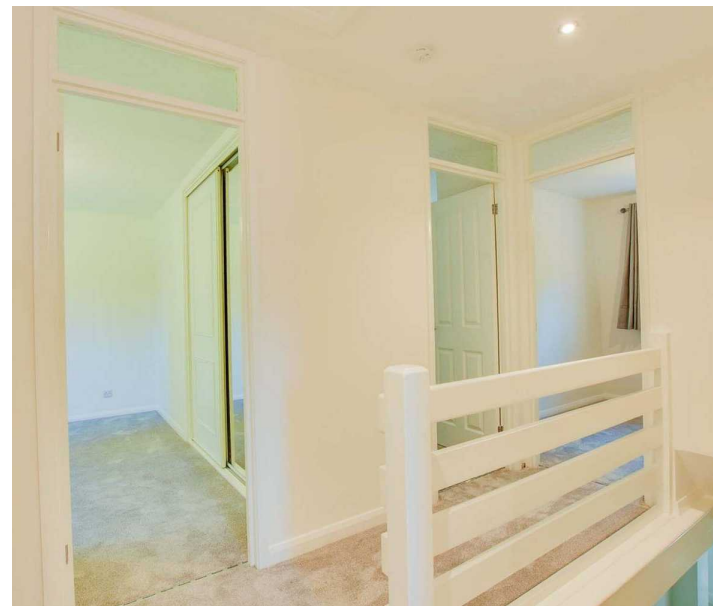
11' 8" x 10' 0" (3.56m x 3.05m)

With double glazed window to the front elevation, built-in wardrobe, radiator.

Bedroom Three

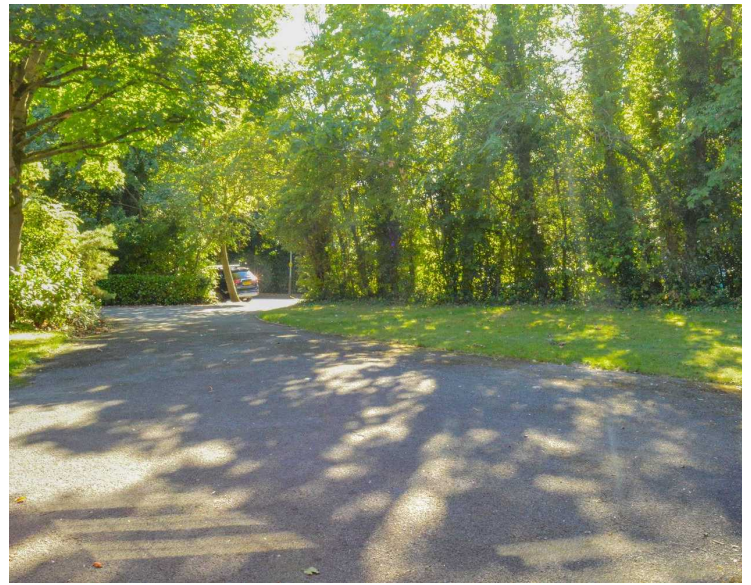
14' 8" x 7' 7" (4.47m x 2.31m)

With double glazed window to the front elevation, radiator.









Bedroom Four

8' 5" x 8' 1" (2.57m x 2.46m)

With double glazed window to the front elevation, radiator.

Bathroom

6' 5" x 6' 5" (1.96m x 1.96m)

With double glazed window to the rear elevation, bath with shower over, low-level, pedestal wash hand basin, inset ceiling spotlights, extractor fan, tiled walls, tiled floor, heated towel rail.

Front Garden

A mainly lawn front garden with mature trees providing privacy.

Rear Garden

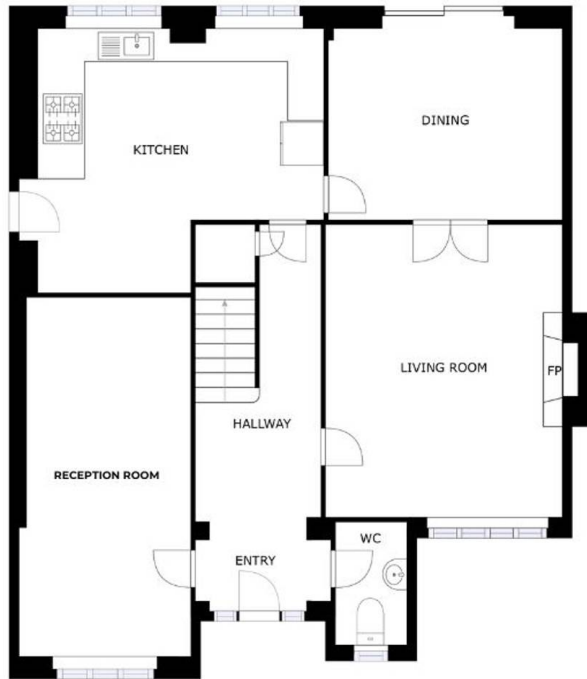
With paved patio area, lawn, established shrubs, mature tree, hedging and fencing to perimeter, gate to side access.

Driveway

3 vehicles

Garage

Measuring 18'8" x 9'2". With up and over door to the front elevation, power and lighting.



1ST FLOOR

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



2ND FLOOR

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





The property is well located for everyday amenities and services, including renowned 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 also within minutes' walk of 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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