



## Northfold Road, Knighton

£415,000 Freehold

Located in the picturesque suburb of Knighton, this beautifully EXTENDED SEMI-DETACHED home offers spacious living across three floors, including an open-plan kitchen dining living area, master suite, landscaped garden, and HOME OFFICE. Close to schools and excellent transport links.





#### **Porch**

A double glazed porch that provides access to:

#### **Entrance Hall**

With a door to the front elevation, two leaded and stained obscured windows to the front elevation, oak flooring, stairs to the first floor landing and a radiator.

#### **Reception Room One**

13' 4" x 10' 0" (4.06m x 3.06m)

With a double-glazed bay window to the front elevation, internal window shutters, chimney breast with a tiled surround, picture rail, TV point and a radiator.

#### **Open Plan Dining Kitchen and Living Area**

16'0" x 8'2" Plus 21'11" x 11'5"

This spacious open plan wrap-around dining kitchen and living area has double-glazed windows to the rear elevation, double-glazed patio doors to the rear elevation, two double-glazed skylight windows, stained oak flooring, a sink and drainer unit with a range of wall and base units with solid wood work surfaces over, space for a free-standing five ring gas hob and double oven (by separate negotiation), extraction hood, glazed splash back, dishwasher, space for a free-standing fridge and underfloor heating. The living area has polished wooden flooring, a chimney breast with a living flame gas fire and surround, a TV point and underfloor heating.



### Downstairs WC

With a double-glazed window to the side elevation, WC, wash hand basin with storage and tiled splashbacks.

### First Floor Landing

With a double-glazed window to the side elevation, and full-size staircase to the second floor.

### Study Area

With a double-glazed window to the front elevation and internal window shutters (previously a bedroom).

### Bedroom One

13' 6" x 11' 10" (4.11m x 3.60m)

With a double-glazed bay window to the front elevation, internal window shutters, chimney breast, picture rail and a radiator.

### Bedroom Two

12' 0" x 11' 9" (3.65m x 3.58m)

With a double-glazed window to the rear elevation, painted floor boards, picture rail and a radiator.

### Shower Room

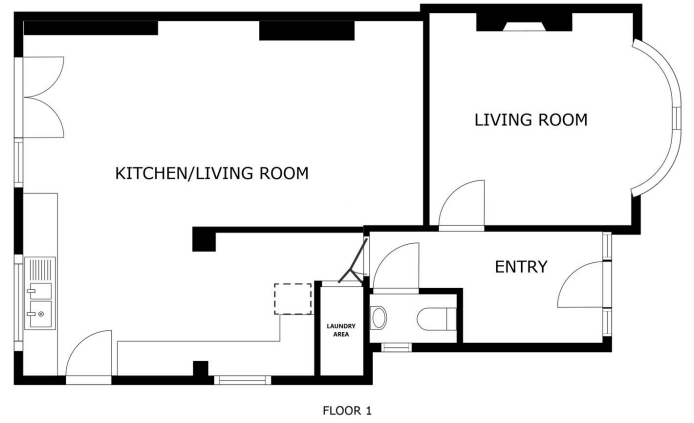
8' 4" x 8' 4" (2.55m x 2.53m)

With two double-glazed windows to the side and rear elevations, a double shower cubicle with shower head and a shower screen, WC, wash hand basin with storage, additional mirrored storage, tiled splashbacks and underfloor heating.









SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



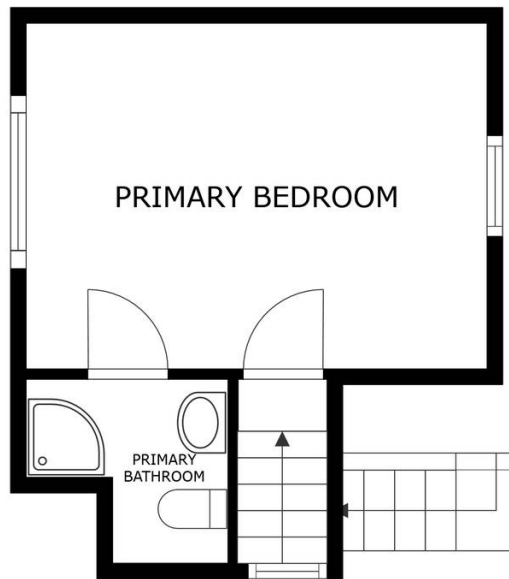
## REAR GARDEN

A well-maintained low-maintenance rear garden with a decked patio seating area, well-maintained Astro-turf lawn, additional patio seating area, mature and established flower beds and well-maintained fenced perimeter borders. The property also benefits from a concrete outbuilding (currently used as an office).



FLOOR 2

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FLOOR 3

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: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

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