



Northfold Road, Knighton

Offers Over £400,000

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.



Knightsbridge
Estate Agents

0116 274 5544





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

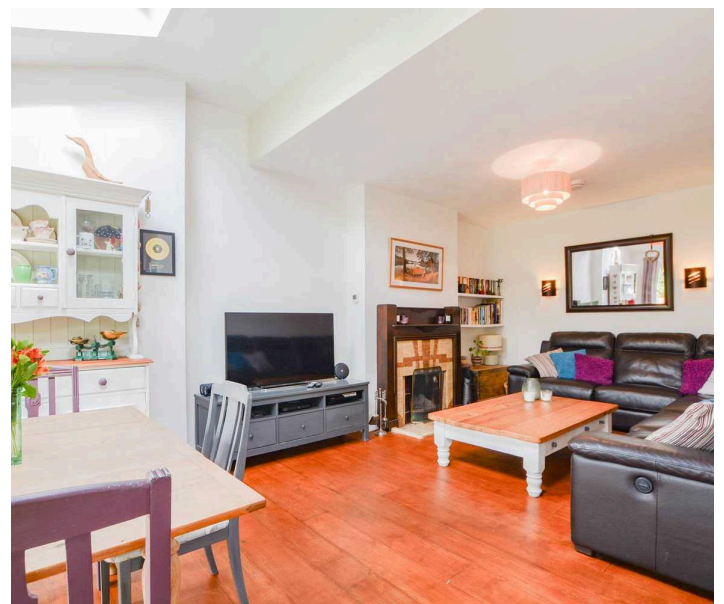
12' 0" x 11' 9" (3.65m x 3.58m)

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.







Second Floor Landing

Provides access to:

Bedroom Three

14' 2" x 11' 3" (4.32m x 3.42m)

With a double-glazed window to the rear elevation, double glazed skylight window to the front elevation, under eaves storage and a radiator.

En-Suite

6' 0" x 6' 0" (1.84m x 1.82m)

With a corner shower cubicle with shower head and shower screen, WC, wash hand basin with storage, tiled splashbacks and underfloor heating.

Concrete Outbuilding (Home Office)

11' 2" x 7' 1" (3.40m x 2.17m)

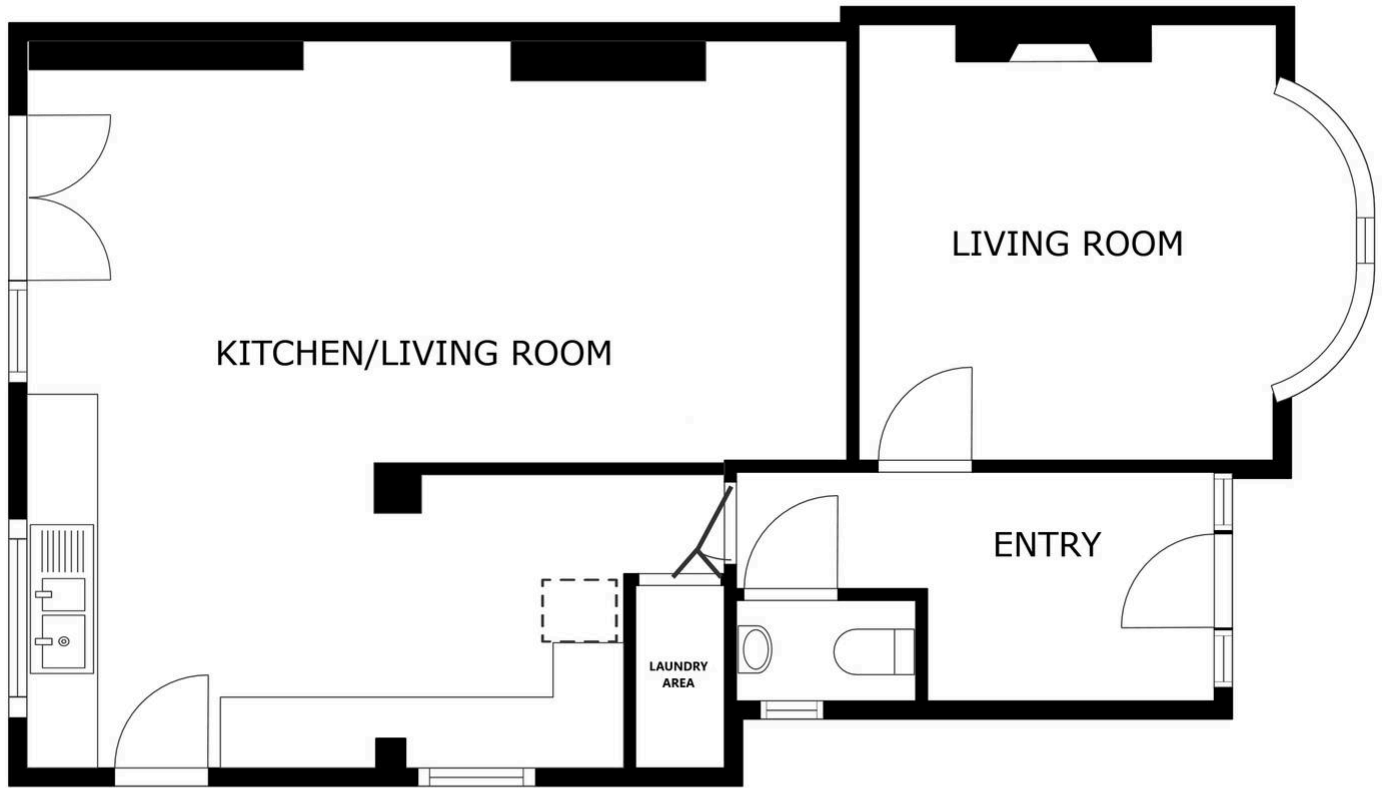
With a double-glazed window, power points and an independent consumer unit. (This outbuilding is currently used a useful home office and is located in the rear garden separate from the property)

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).

Driveway

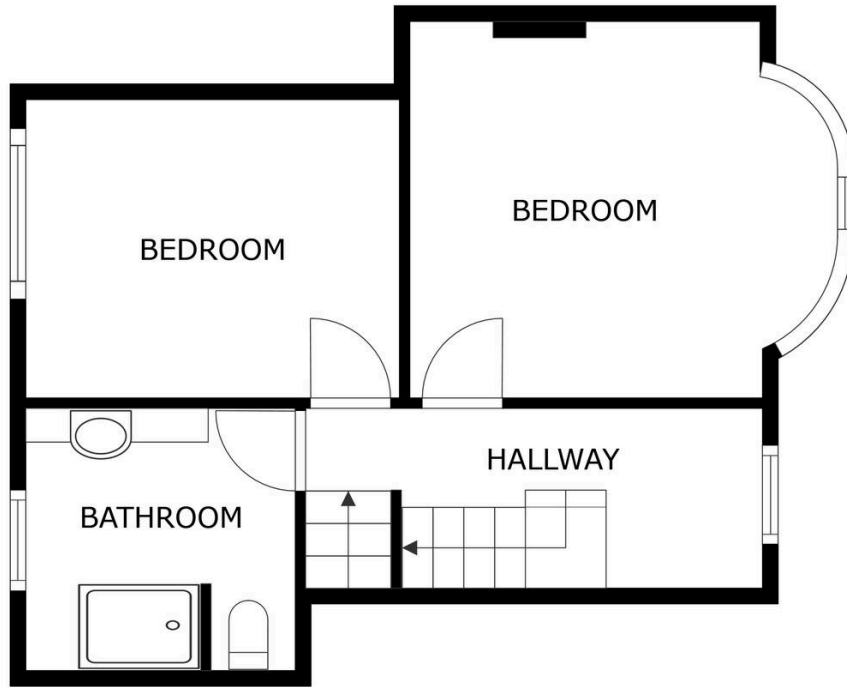
A low-maintenance driveway with off-road parking for two vehicles.



FLOOR 1

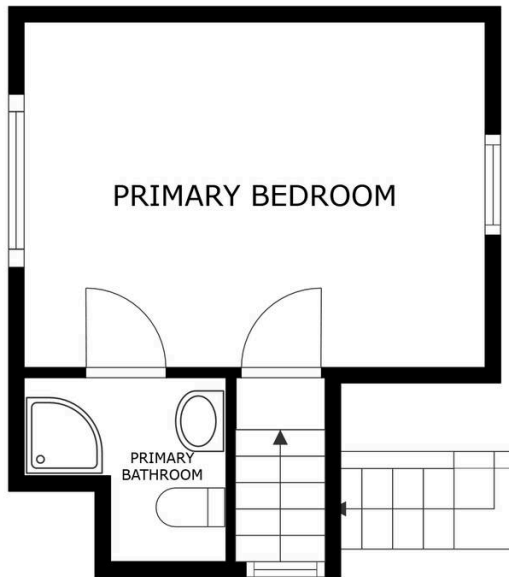
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

EPC Environmental Impact Rating:

We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.