



## Knighton Fields Road West, Knighton Fields

Offers Over £200,000

An ATTRACTIVE mid terrace home being WELL PRESENTED throughout with GENEROUS SIZE ACCOMMODATION including a modern fitted kitchen and bathroom. Ideal first time purchase.

Council Tax band: A

Tenure: Freehold

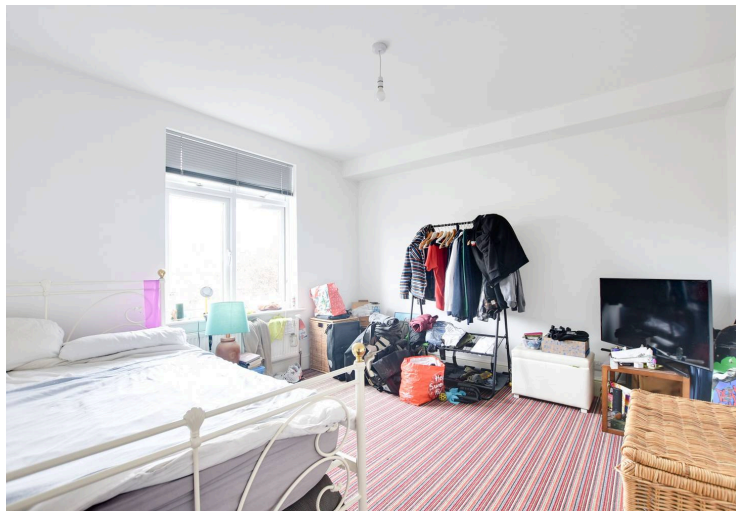
EPC Energy Efficiency Rating: D



0116 274 5544







### Reception Room One

13' 5" x 11' 1" (4.09m x 3.38m)

Measurement into bay window. With double glazed bay window to the front elevation, decorative fireplace, meter cupboard, radiator, open aspect leading to:

### Reception Room Two

11' 10" x 11' 1" (3.61m x 3.38m)

With double glazed window to the rear elevation, original storage cupboard, stairs to first floor, wooden floor, radiator.

### Kitchen

13' 0" x 6' 0" (3.96m x 1.83m)

With two double glazed windows to the side elevation, sink and drainer unit with a range of wall and base units with work surfaces over, inset ceiling spotlights, built-in double oven and five ring gas hob with stainless steel chimney hood over, plumbing for washing machine. cupboard housing boiler, wooden floor.





### **Lobby**

With double glazed door to the side elevation, wooden floor.

### **Bathroom**

6' 3" x 5' 4" (1.91m x 1.63m)

With double glazed window to the side elevation, bath with overhead rain forest shower and hand held shower, low-level WC, wash hand basin, extractor fan, inset ceiling spotlights, tiled walls, tiled floor, heated chrome towel rail.

### **First Floor Landing**

With radiator.

### **Bedroom One**

12' 9" x 12' 0" (3.89m x 3.66m)

With double glazed window to the front elevation, radiator.

### **Bedroom Two**

12' 0" x 9' 9" (3.66m x 2.97m)

With double glazed window to the rear elevation, built-in cupboard, radiator.

### **Bedroom Three**

13' 0" x 6' 0" (3.96m x 1.83m)

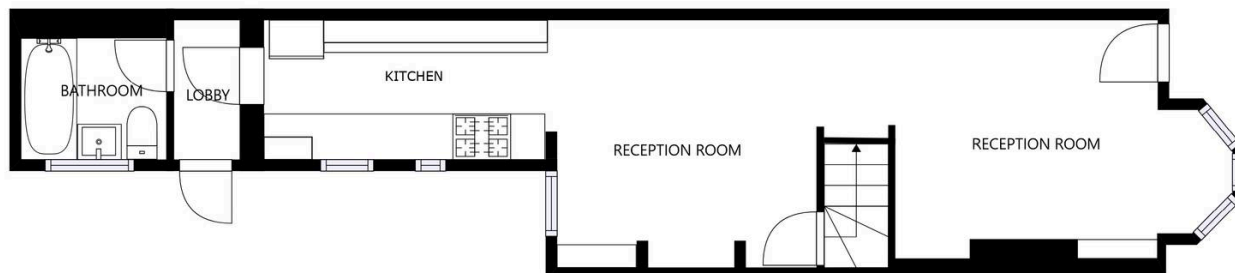
With double glazed window to the rear elevation, radiator.

### **Front Garden**

Walled paved front forecourt with gated access.

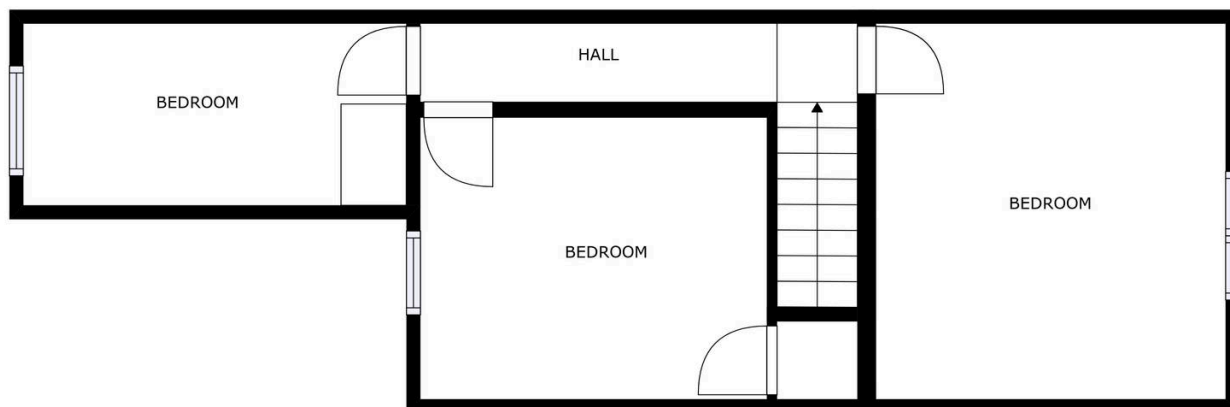
### **Rear Garden**

A generous size rear garden with paved patio area, lawn, fencing to side and rear, gate to side access.



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 40 m<sup>2</sup>, FLOOR 2: 44 m<sup>2</sup>  
TOTAL: 84 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 40 m<sup>2</sup>, FLOOR 2: 44 m<sup>2</sup>  
TOTAL: 84 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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



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