

Kingsmead Road, Knighton

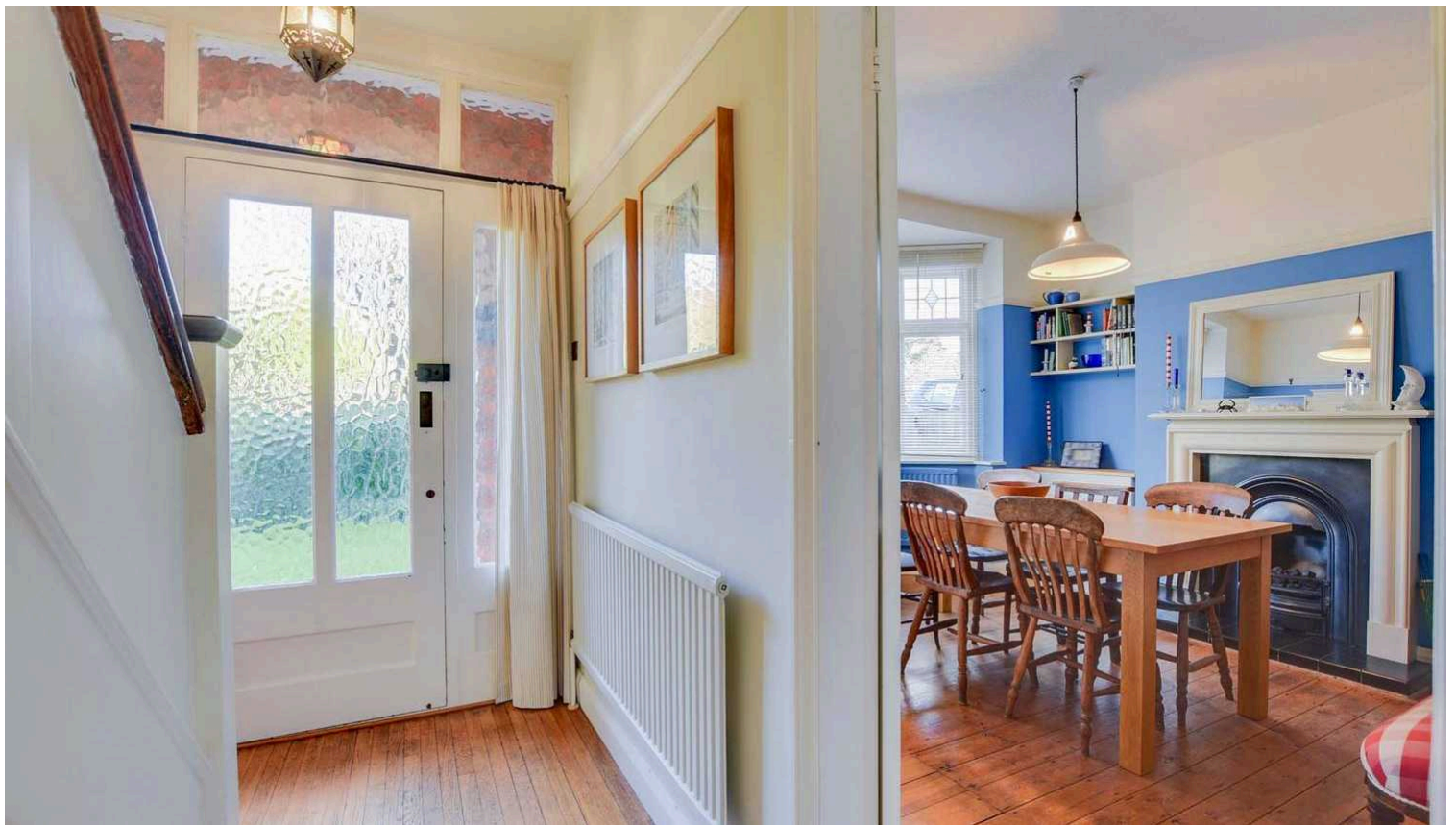
£425,000

This charming bay-fronted semi-detached home sits on an unusually LARGE PLOT, offering the potential for extension (subject to planning permissions). With THREE RECEPTION ROOMS, an extended breakfast kitchen, four bedrooms, and MATURE GARDENS with a rear garage/workshop.



0116 274 5544





Entrance Hall

With wooden flooring, understairs storage cupboard and a radiator.

Sitting Room

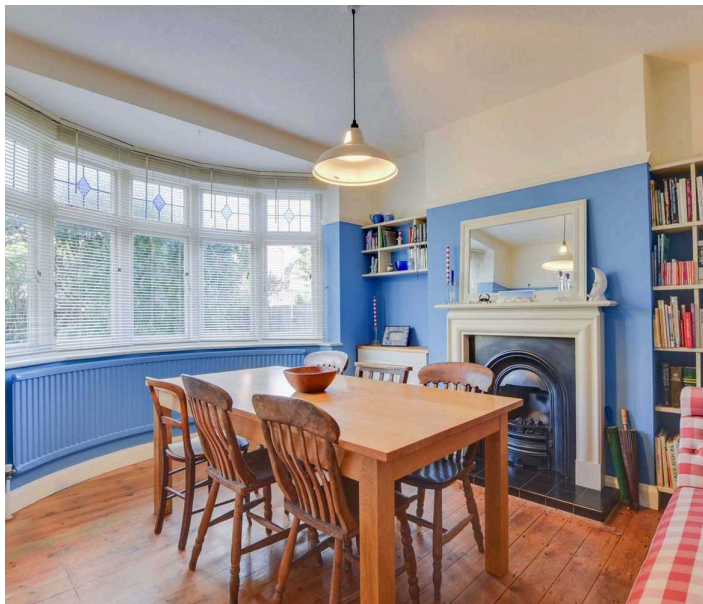
15' 8" x 11' 8" (4.78m x 3.56m)

With French doors to the rear garden, picture rail, living flame effect gas fire with tiled inset and surround, TV point and a radiator.

Dining Room

13' 1" x 11' 8" (3.99m x 3.56m)

With a part stained glass glazed bay window to the front elevation, living flame effect gas fire with surround, wooden flooring and a radiator.



Reception Room Three

13' 7" x 8' 4" (4.14m x 2.54m)

With part stained glass glazed windows to the front elevation and side elevations and a radiator.

Kitchen Breakfast Room

15' 0" x 8' 8" (4.57m x 2.64m)

With a door to the rear garden, a sink and drainer unit with a range of wall and base units with work surfaces over, a double oven, gas hob, filter hood, wall-mounted boiler and tiled flooring.





Utility Room

9' 3" x 6' 1" (2.82m x 1.85m)

With a door to the side elevation, windows to the side and rear elevations, stainless steel sink and drainer unit and plumbing for an appliance.

Ground Floor WC

5' 3" x 2' 10" (1.60m x 0.86m)

With a window to the side elevation, WC and a wash hand basin.

First Floor Landing

Bedroom One

12' 6" x 11' 10" (3.81m x 3.61m)

With a window to the rear elevation, picture rail, fitted wardrobes, radiator and loft access hatch leading to a partly boarded loft space.

Bedroom Two

12' 9" x 11' 8" (3.89m x 3.56m)

With part stained glass glazed bay window to the front elevation, picture rail and a radiator.

Bedroom Three

14' 10" x 6' 8" (4.52m x 2.03m)

With two part stained glass glazed windows to the front elevation and a radiator.









Bedroom Four

8' 3" x 7' 5" (2.51m x 2.26m)

With a window to the side elevation, wooden flooring and a radiator.

Bathroom

8' 8" x 8' 4" (2.64m x 2.54m)

With windows to the rear and side elevations, bath with mixer tap shower attachment, wash hand basin, WC, bidet, storage cupboard, wooden flooring, radiator and a heated towel rail.

Front Garden

A lawned front garden with flower beds and inset shrubs.

Rear Garden

An attractive rear garden with mature plants and shrubs, generous lawn area, seating area, further seating area and summer house to the side elevation, fruit trees, paved area with a vegetable plot, and fenced perimeter.

Driveway

Driveway to the side elevation (Subject to installing a lowered kerb).

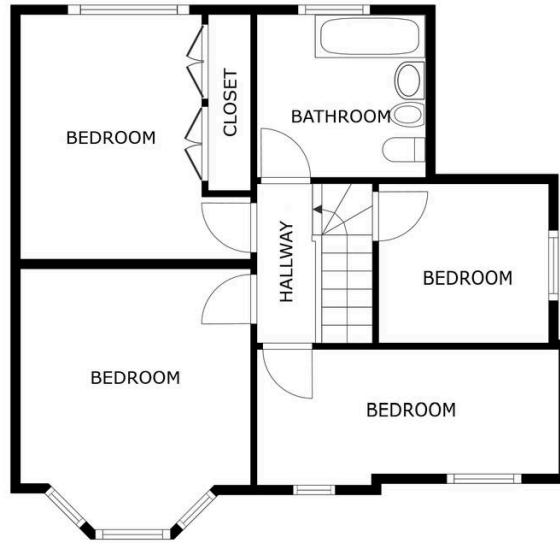
Garage

Garage/Workshop - 18' x 13' With a door to the front elevation, door to the side elevation, power and lighting.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

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: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

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