

Northcote Road, Knighton

£400,000

A PARTICULARLY ATTRACTIVE traditional detached property retaining much of its ORIGINAL CHARACTER with various period features. The home provides scope for extension(s), sub. to relevant permissions.

Council Tax band: D

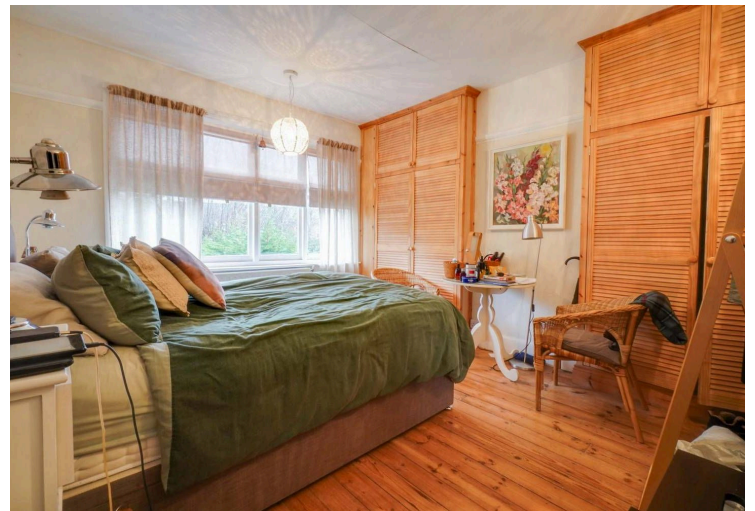
Tenure: Freehold

EPC Energy Efficiency Rating: E



0116 274 5544





Entrance Hall

With original part leaded stain glazed windows and door to the front and side elevations, stairs to first floor with under stairs storage cupboard, parquet floor, radiator.

Reception Room One 16' 7" x 11' 10" (5.05m x 3.61m)

With bay window to the front elevation, part leaded stain glazed window to the side elevation, wooden floor, radiator.

Reception Room Two 17' 0" x 12' 0" (5.18m x 3.66m)

With bay window to the rear elevation, part leaded stain glazed window to the side elevation, picture rail, wooden floor, log burner, two radiators.

Kitchen Breakfast Room 12' 9" x 9' 0" (3.89m x 2.74m)

With window to the rear elevation, one and a half bowl stainless steel sink and drainer unit with a range of wall and base units with work surface over, built-in oven and electric hob, stainless steel chimney hood, built-in fridge, built-in dishwasher, radiator, door to side lobby.



Side Lobby

With gate to the front elevation, side door to garage.

Wash Room 7' 1" x 7' 0" (2.16m x 2.13m)

With window to the rear elevation, stainless steel sink and drainer unit, extractor fan, plumbing for washing machine, tiled floor, radiator.

WC 7' 6" x 2' 8" (2.29m x 0.81m)

With high flush WC, radiator.

Store Room 7' 6" x 4' 0" (2.29m x 1.22m)

First Floor Landing

With part leaded stain glazed window to the side elevation, loft access.

Bedroom One 16' 7" x 11' 0" (5.05m x 3.35m)

Measurement up to chimney breast. With bay window to the front elevation, fitted wardrobes, picture rail, radiator.

Bedroom Two 13' 6" x 11' 0" (4.11m x 3.35m)

Measurement up to chimney breast. With window to the rear elevation, fitted wardrobes, picture rail wooden floor, radiator.

Bedroom Three 9' 0" x 8' 3" (2.74m x 2.51m)

With window to the front elevation, wooden floor, radiator.

Shower Room 8' 9" x 7' 5" (2.67m x 2.26m)

With window to the rear elevation, tiled shower cubicle with overhead rain forest shower, wash hand basin, tiled walls, tiled floor, cupboard housing boiler, extractor fan, inset ceiling spotlights, heated chrome towel rail.

Separate WC 5' 6" x 2' 8" (1.68m x 0.81m)

With window to the side elevation, low-level WC, wash hand basin.

Rear Garden

With paved patio area, lawn, mature shrubs and trees providing privacy, fencing to perimeter.

Driveway

Providing off road parking.

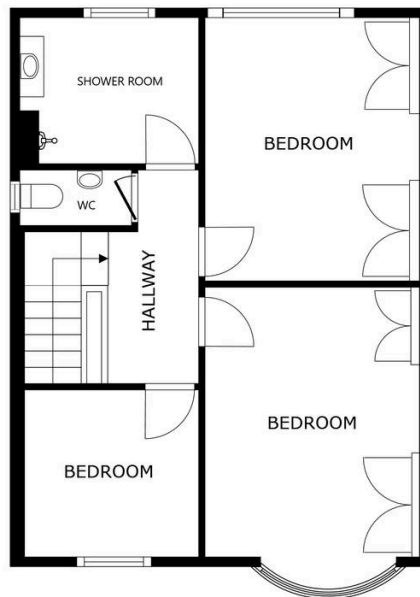
Garage

Measuring 15'8" x 7'3". With up and over door to the front elevation, power and lighting.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



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