



## Kingsmead Close, Knighton

£350,000

This stylish SEMI-DETACHED home offers a high-spec finish, a 29ft through lounge dining room, a MODERN-STYLE kitchen, and scope to extend (STPP), near Overdale Primary School.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 274 5544





### **Entrance Hall**

With stairs to the first-floor landing, an alarm panel, wooden flooring and a radiator.

### **Understairs Pantry**

Providing space for a fridge-freezer - currently with shelving, window to the side elevation and meters.

### **Open Plan Lounge Dining Room 29' 0" x 11' 6" (8.84m x 3.51m)**

With a double-glazed bay window to the front elevation, double-glazed french doors to the rear elevation, two radiators.

### **Kitchen 10' 3" x 6' 0" (3.12m x 1.83m)**

With a double-glazed window to the side elevation, a sink and drainer unit with a range of wall and base units with work surfaces over, an oven, gas hob, filter hood, laminate flooring and a radiator.

### **Utility Area**

With double glazed door to the rear garden and side, double glazed window to the rear elevation, plumbing for a washing machine, wall mounted boiler and a radiator.



**Ground Floor WC** 2' 6" x 2' 4" (0.76m x 0.71m)

With a double-glazed window to the side elevation, WC, wash hand basin, wood effect flooring and a radiator.

**First Floor Landing**

With a double-glazed window to the side elevation.

**Bedroom One** 14' 1" x 11' 5" (4.29m x 3.48m)

With a double-glazed window to the rear elevation and a radiator.

**Bedroom Two** 18' 6" x 11' 7" (5.64m x 3.53m)

With a double-glazed bay window to the front elevation and a radiator.

**Bedroom Three** 7' 7" x 5' 10" (2.31m x 1.78m)

With a double-glazed window to the front elevation and a radiator.

**Shower Room** 10' 2" x 6' 0" (3.10m x 1.83m)

With a double-glazed window to the side elevation, tiled shower cubicle with shower over, wash hand basin, WC, ceiling spotlights, extractor fan, loft access and a heated chrome towel rail.

**Front Garden**

With lawn area and in-set shrubs.

**Rear Garden**

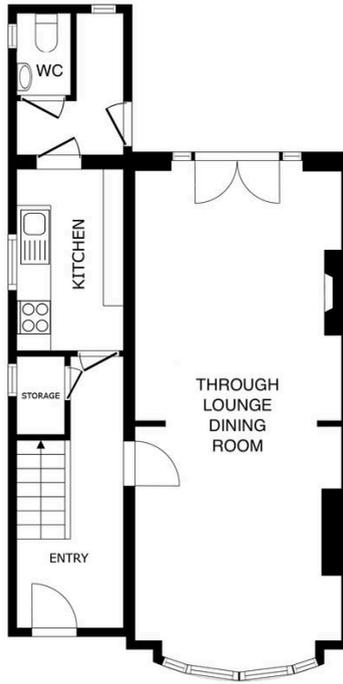
A good-sized rear garden with a paved patio area, lawn area, mature shrubs, fencing to the perimeter, further area suitable for vegetable plot/further lawn and a shed to the rear.

**Driveway**

Providing off-road parking for one vehicle and double gates leading to a further driveway for additional parking (limited access).

**Garage**

With doors to the front elevation.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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