



South Knighton Road, South Knighton

£380,000

This charming THREE BEDROOM bay-fronted terrace blends original features with modern updates, including a loft conversion with en-suite, stylish kitchen, and a sunny, low-maintenance garden.

Council Tax band: B

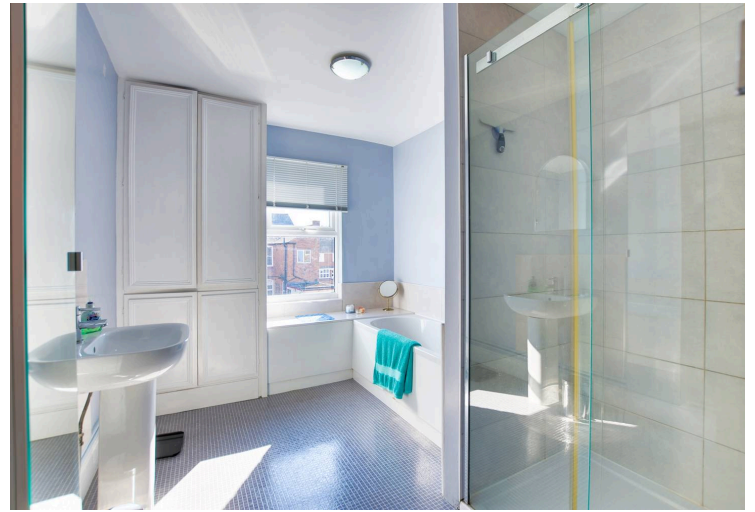
Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 274 5544





Entrance Hall

With stairs to the first floor landing, understairs cloaks area and a radiator.

Reception Room One 14' 3" x 10' 8" (4.34m x 3.25m)

With a double-glazed bay window to the front elevation with window shutters, wooden flooring, TV point and a radiator.

Dining Room 14' 1" x 12' 1" (4.29m x 3.68m)

With double-glazed French doors to the rear elevation, inset ceiling spotlights, wooden flooring and a radiator.

Kitchen 15' 1" x 8' 2" (4.60m x 2.49m)

With a double-glazed window to the side elevation, a double-glazed door to the side elevation, inset ceiling spotlights, a sink and drainer unit with a range of wall and base units with work surfaces over, oven, gas hob, stainless steel chimney hood and splashback, larder unit, dishwasher, washing machine and tiled flooring.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

First Floor Landing

With stairs to the second floor and a radiator.

Bedroom One 15' 8" x 12' 2" (4.78m x 3.71m)

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

Bedroom Two 12' 6" x 12' 2" (3.81m x 3.71m)

With a double-glazed window to the rear elevation, a decorative fireplace, a wash hand basin, and a radiator.

Bathroom 11' 3" x 8' 2" (3.43m x 2.49m)

With a double-glazed window to the rear elevation, bath, tiled shower cubicle, wash hand basin, storage, lino flooring and a heated towel Rail.

Separate WC 3' 9" x 3' 6" (1.14m x 1.07m)

With a double-glazed window to the side elevation, WC, and a radiator.

Second Floor

Bedroom Three 27' 10" x 15' 3" (8.48m x 4.65m)

(narrowing to 9'10) With two skylight windows to the rear elevation, built-in cupboards and wardrobes and a radiator.

En-Suite 7' 10" x 5' 0" (2.39m x 1.52m)

With a skylight window to the rear elevation, a tiled shower cubicle with an electric shower, a wash hand basin, WC and a heated chrome towel rail.

Front Garden

Front garden with hedging.

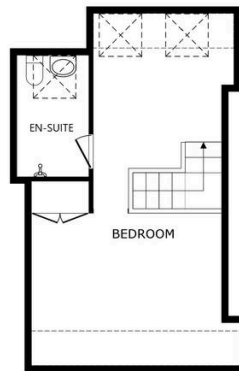
Rear Garden

A mainly paved rear garden with a southerly aspect, outside store, tap, fenced and walled perimeter and a gate to the side access.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 3

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



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