



## Holbrook Road, South Knighton

£425,000

With a STUNNING open plan L-shaped fitted kitchen dining room and a loft conversion providing a FOURTH DOUBLE BEDROOM with en-suite, this ATTRACTIVE bay fronted period property is available with NO UPWARD CHAIN with a stylish theme throughout.





#### **Entrance Hall**

With stairs to first floor, laminate floor, cupboard, inset ceiling spotlights.

#### **Sitting Room**

15' 2" x 14' 3" (4.62m x 4.34m)

Measurement into bay window. With double glazed bay window to the front elevation having built-in blinds, feature decorative fireplace, ceiling spotlights, radiator.

#### **L-Shaped Fitted Kitchen Dining Room**

19' 10" x 22' 1" (6.05m x 6.73m)

Length narrowing to 12' 8", width narrowing to 22' 1" narrowing to 5' 8". With double glazed doors to the rear elevation, double glazed door to the side elevation, double glazed window to the side elevation, built-in sink with a range of wall and base units with work surfaces over, built-in oven and hob with extractor hood over, plumbing for appliances, cupboard housing boiler, decorative fireplace with fire surround, two radiators.

#### **Ground Floor WC**

6' 1" x 2' 1" (1.85m x 0.64m)

With low-level WC, wash hand basin, extractor fan, tiled floor.

#### **Study**

10' 2" x 5' 5" (3.10m x 1.65m)

With double glazed window to the rear elevation, laminate floor, radiator.





## First Floor

With stairs to second floor.

### Bedroom One

12' 8" x 11' 10" (3.86m x 3.61m)

With double glazed window to the rear elevation, inset ceiling spotlights, radiator.

### Bedroom Two

11' 8" x 11' 7" (3.56m x 3.53m)

With double glazed bay window to the front elevation having built-in blinds, radiator.

### Bedroom Three

10' 0" x 9' 3" (3.05m x 2.82m)

With double glazed window to the front elevation having built-in blinds, radiator.



## Bathroom

9' 9" x 8' 2" (2.97m x 2.49m)

With two double glazed windows to the rear elevation, bath, separate walk-in shower with overhead rain forest shower and handheld shower, wash hand basin, low-level WC, heated chrome towel rail, extractor fan, inset ceiling spotlights, tiled floor.

## Second Floor Landing

With double glazed Velux window to the rear elevation.









### **Bedroom Four**

16' 10" x 15' 0" (5.13m x 4.57m)

Measurement into recess. With two double glazed Velux windows to the rear elevation, inset ceiling spotlights, two radiators.

### **En-Suite Shower Room**

7' 5" x 7' 5" (2.26m x 2.26m)

With tiled shower cubicle, wash hand basin, low-level WC, tiled floor, radiator.

### **Front Garden**

With gated access leading to storm porch with original tiled floor.

### **Rear Garden**

With paved patio seating area, lawn area, raised decked area, outside lighting, outside tap, outside power supply, gate to side access.



GROUND FLOOR

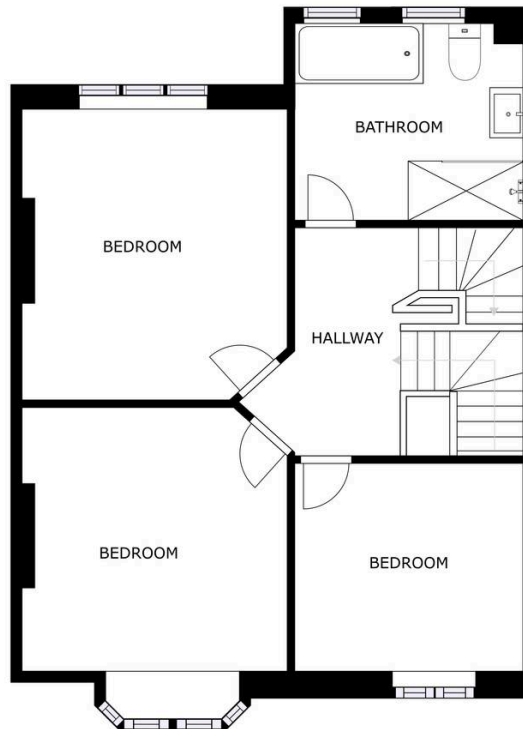
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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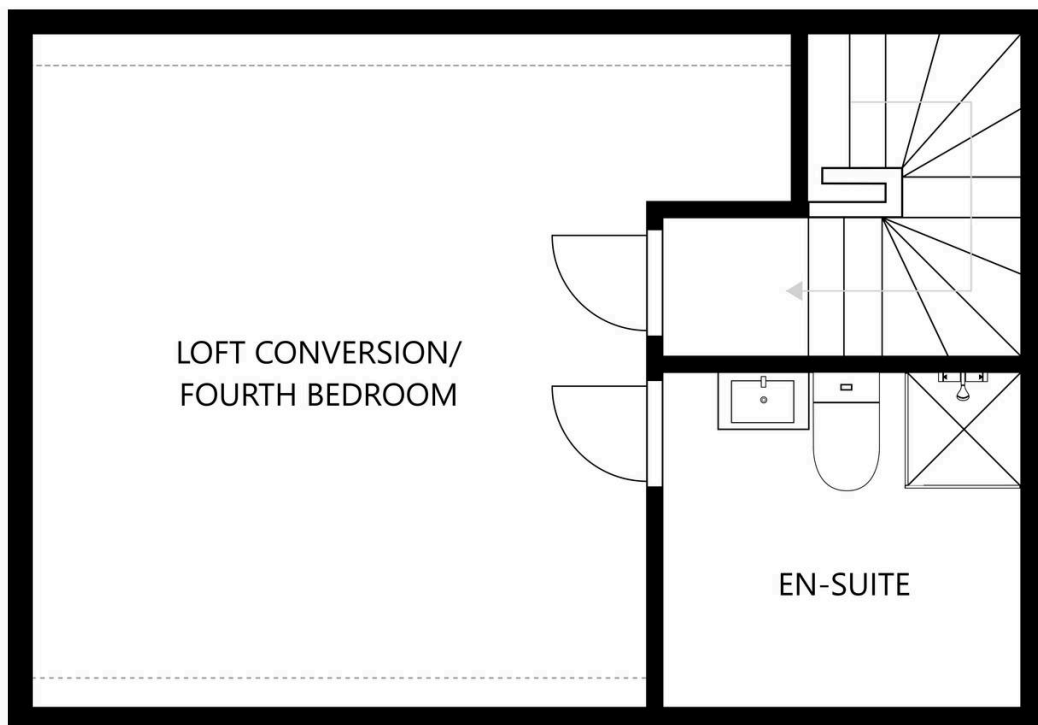






SECOND FLOOR

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THIRD FLOOR

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





The property is well located for everyday amenities and services, including renowned 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 also within minutes' walk of Knighton Park and Queens Road shopping parade in neighbouring Clarendon Park with its specialist shops, bars, boutiques and restaurants.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

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