



Knighton Road, Knighton

£500,000

Traditional semi-detached home with original features, modern kitchen breakfast room, EV charger, solar panels, two garages, driveway, and a westerly-facing established rear garden.





Entrance Hall

With original wooden front door, stairs to first flooring, understairs cloaks cupboard, original wooden flooring and a radiator.

WC

6' 0" x 3' 0" (1.83m x 0.91m)

With low-level WC, wash hand basin, extraction fan, lino flooring and a radiator.

Sitting room

17' 1" x 12' 0" (5.21m x 3.66m)

(measurements into the bay and the recess) With a double-glazed window and door to the rear elevation, a fireplace with marble insert, hearth and surround, wooden flooring and two radiators.

Dining Room

14' 9" x 13' 5" (4.50m x 4.09m)

(measurements into the bay and recess) With a double-glazed bay window to the front elevation, picture rail, living flame effect gas fire with marble hearth and surround, wooden flooring and two radiators.

Kitchen Breakfast Room

17' 5" x 10' 0" (5.31m x 3.05m)

With a double-glazed windows to the rear and side elevations, a sink and drainer unit with a range of wall and base units with work surfaces over, a built-in Smeg double oven and hob with extractor fan over, plumbing for a dishwasher, original cupboard, tiled flooring and a radiator.





Utility Room

8' 10" x 5' 4" (2.69m x 1.63m)

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

First Floor Landing

With loft access and an airing cupboard.

Bedroom One

14' 5" x 12' 0" (4.39m x 3.66m)

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

Bedroom Two

15' 0" x 13' 5" (4.57m x 4.09m)

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

En-Suite

4' 0" x 3' 0" (1.22m x 0.91m)

With a double-glazed window to the side elevation, a tiled shower cubicle with shower over, an extractor fan and spotlights.

Bedroom Three

13' 10" x 10' 0" (4.22m x 3.05m)

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

Bedroom Four

10' 10" x 8' 0" (3.30m x 2.44m)

With a double-glazed window to the front elevation, picture rail, wooden flooring and a radiator.









Family Bathroom

7' 0" x 6' 5" (2.13m x 1.96m)

With a double-glazed window to the side elevation, a bath with a shower over, a wash hand basin, WC, extractor fan and a heated towel rail.

Rear Garden

A generously sized paved patio seating area to the side and rear provides a perfect entertainment area, lawned area, greenhouse, vegetable plot, outside tap, outside lighting, fencing and walled perimeter.

Driveway

With a gravelled driveway and mature shrubs to the front and side.

Garage

14'2 x 8'6" This garage is attached to the property and has fold-open doors to the front elevation, a wall-mounted boiler, an electric meter, a window to the side elevation and solar panel controls.

Garage

20'7" x 13' With fold open doors to the front elevation, double glazed window to the rear elevation, door to the rear garden, power and lighting.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

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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: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

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