

Gainsborough Road, Knighton

£340,000

A THREE BEDROOM bay fronted traditional semi-detached property having been EXTENDED to the rear creating an L-shaped kitchen dining room. The home enjoys a generous open plan lounge dining room.

Council Tax band: B

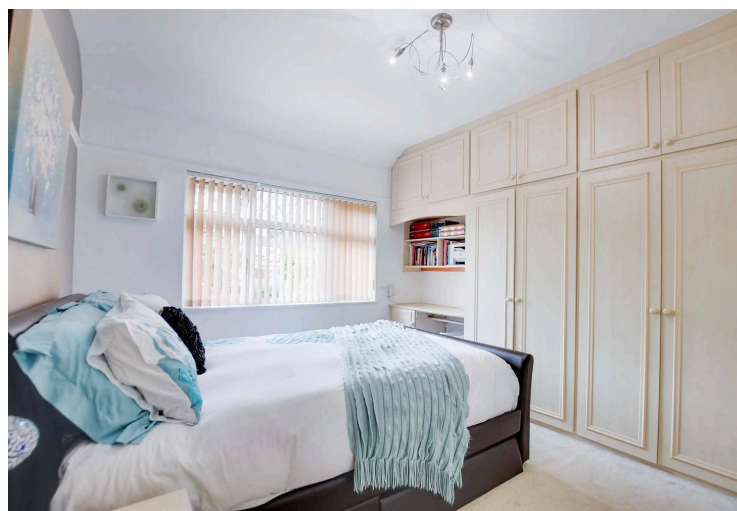
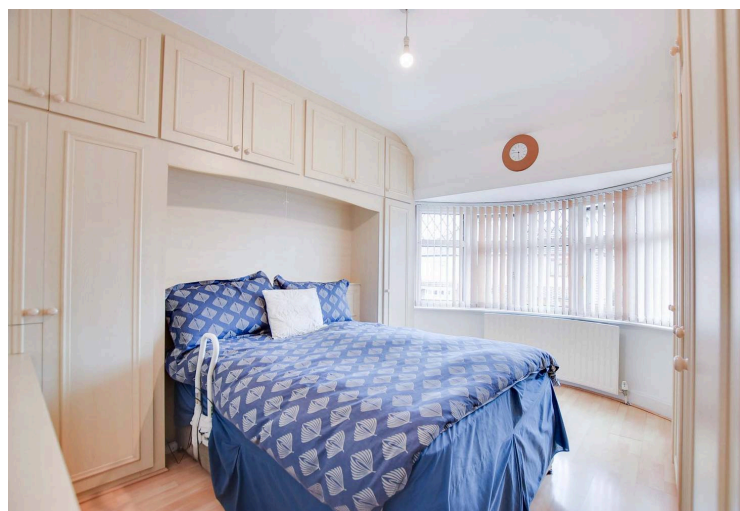
Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 274 5544





Entrance Hall

With stairs to first floor, tiled floor, radiator.

Ground Floor WC 5' 0" x 2' 10" (1.52m x 0.86m)

With double glazed window to the side elevation, low-level WC, wash hand basin, tiled walls.

Open Plan Lounge Dining Room 26' 0" x 11' 2" (7.92m x 3.40m)

Measurement into recess. With double glazed bay window to the front elevation, fold open doors to kitchen dining room, inset ceiling spotlights, ceiling coving, gas fire, TV point, two radiators.

Extended L-Shaped Kitchen Dining Room 17' 3" x 16' 0" (5.26m x 4.88m)

Maximum measurements. With double glazed window to the rear elevation, double glazed patio door to the rear elevation, stainless steel sink and drainer unit with wall and base units with work surface over, built-in double oven and microwave, five ring gas hob with stainless steel chimney hood over, built-in fridge and freezer, cupboard housing boiler, display cabinets, tiled floor, part tiled walls, radiator.



First Floor Landing

With double glazed window to the side elevation, loft access with pull down ladder.

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

Measurements into bay window and wardrobes. With double glazed bay window to the front elevation, fitted wardrobes with box cupboards over, fitted drawers, laminate floor, radiator.

Bedroom Two 12' 4" x 11' 2" (3.76m x 3.40m)

With double glazed window to the rear elevation, fitted wardrobes with box cupboards over, fitted drawers, picture rail, radiator.

Bedroom Three 8' 2" x 6' 5" (2.49m x 1.96m)

With double glazed window to the front elevation, fitted wardrobes, laminate floor, radiator.

Bathroom 7' 9" x 6' 0" (2.36m x 1.83m)

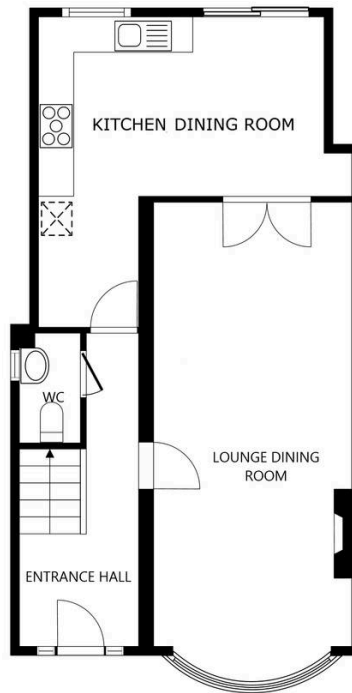
With double glazed window to the rear elevation, bath with shower over and mixer tap shower attachment, low-level WC, wash hand basin, tiled walls, tiled floor, inset ceiling spotlights, extractor fan, heated towel rail.

Rear Garden

With paved patio area, steps leading to lawn, flowerbeds and shrubs, fencing to side, hedging to rear, two sheds with power and lighting, gate to side access.

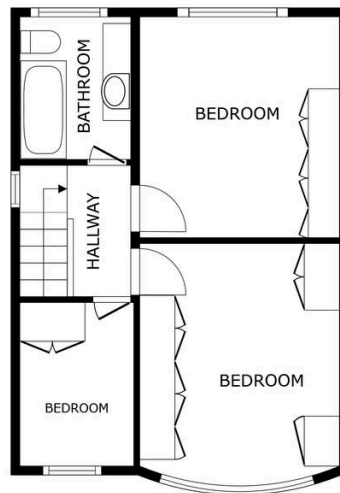
Driveway

Block paved driveway to the front providing off road parking.



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...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.