



## Welford Road, Knighton

£375,000

A traditional semi-detached property having been EXTENDED to provide THREE DOUBLE BEDROOMS with further PLANNING PERMISSION passed for a single storey extension to the side and rear.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 274 5544







### Entrance Hall

With stairs to first floor, laminate floor, radiator.

### Ground Floor WC

With window to the side elevation, low-level WC, wash hand basin.

### Reception Room One 14' 2" x 12' 0" (4.32m x 3.66m)

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

### Reception Room Two 12' 0" x 12' 0" (3.66m x 3.66m)

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

### Extended Kitchen Breakfast Room 17' 1" x 8' 5" (5.21m x 2.57m)

Measurement narrowing to 7'. With double glazed window to the rear elevation, double glazed door to the side elevation, stainless steel sink and drainer unit with a range of wall and base units with work surface over, gas cooker point with stainless steel chimney hood over, plumbing for washing machine, further door to the side carport, wooden floor, radiator.



### First Floor Landing

With double glazed window to the side elevation.

**Bedroom One** 14' 6" x 11' 2" (4.42m x 3.40m)

Measurement into bay and recess. With double glazed bay window to the front elevation, picture rail, radiator.

**Bedroom Two** 12' 0" x 12' 0" (3.66m x 3.66m)

With double glazed window to the rear elevation, picture rail, fireplace, cupboard housing boiler, radiator.

**Bedroom Three** 16' 8" x 11' 3" (5.08m x 3.43m)

Measurement narrowing to 7'4". With two double glazed windows to the front elevation, laminate floor, two radiators.

**Bathroom** 7' 7" x 7' 0" (2.31m x 2.13m)

With double glazed window to the rear elevation, bath with shower over, low-level WC, wash hand basin, tiled walls, heated towel rail.

### Front Garden

Gravelled front garden with hedging providing privacy.

### Rear Garden

With gravelled patio area, steps leading to lawn area, mature shrubs, fencing to perimeter, outside store, side door to garage.

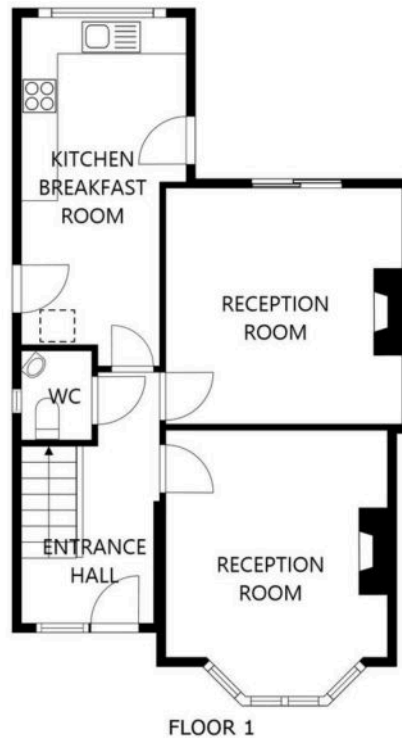
**Driveway** 2 vehicles

Leading to carport (limited access).

### Garage

Limited access.





FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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