

## Link Road, South Knighton

£635,000

This EXCEPTIONAL property with an ABUNDANCE OF SPACE THROUGHOUT. The breakfast kitchen is stunning with the light from the window streaming down onto the island breakfast bar.







#### **Porch**

5' 4" x 5' 2" (1.63m x 1.57m)

With a double glazed window to side elevation, a front door leading to;

#### **Entrance Hall**

19' 4" x 8' 0" (5.89m x 2.44m)

With wooden exposed flooring, two side lights, a double glazed window to the side elevation, a radiator, stairs to the first floor and access to the downstairs accommodation.

#### **Lounge / Diner**

27' 2" x 12' 9" (8.28m x 3.89m)

With double glazed windows to the side and rear elevation, a double glazed door, wooden flooring, two lights with fans and an open fireplace with brick fire surround and two radiators.



#### **Reception Room**

17' 9" x 13' 0" (5.41m x 3.96m)

With a double glazed bay window to the front elevation and a double glazed window to the side elevation, wooden floor, two side lights, ceiling light and two radiators.

#### **Utility Room**

13' 6" x 5' 9" (4.11m x 1.75m)

With uPVC double glazed door to the side elevation, tiled floor, radiator, space for a washing machine and dryer, base and eye-level units with one and a half bowl sinker/drain and a boiler.





#### **Downstairs Shower Room**

7' 0" x 5' 6" (2.13m x 1.68m)

With a double glazed window to the side elevation, shower cubicle, WC, and wash hand basin.

#### **Breakfast Kitchen**

12' 1" x 10' 8" (3.68m x 3.25m)

With a double glazed window to the rear elevation, a feature window, a one and half bowl sinker/drain, base level units, centre island, electric hob, extractor, and spotlights.

#### **Study**

13' 3" x 9' 7" (4.04m x 2.92m)

With an understairs storage cupboard, double glazed windows to the front and side elevation and a radiator.

#### **First Floor Landing**

With a double glazed window to the side elevation, a galleried banister and a radiator.

#### **Master Bedroom**

17' 8" x 11' 9" (5.38m x 3.58m)

With a double glazed bay window to the front elevation and a double glazed window to the side elevation, two radiators, and fitted wardrobes.

#### **Bedroom Two**

18' 5" x 11' 1" (5.61m x 3.38m)

With fitted wardrobes, a double glazed window to the side elevation and two radiators.















### **Bedroom Three**

14' 8" x 8' 7" (4.47m x 2.62m)

With a double glazed window to the side elevation, loft access, storage cupboard and a radiator.

### **Bedroom Four**

13' 2" x 9' 0" (4.01m x 2.74m)

With two radiators, a double glazed window to the front elevation.

### **Separate WC**

7' 2" x 2' 5" (2.18m x 0.74m)

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

### **Family Bathroom**

10' 7" x 8' 7" (3.23m x 2.62m)

With Jack and Jill sink with storage under, bath, shower cubicle, partially tiled, radiator and double glazed window to the side elevation.

### **Front Garden**

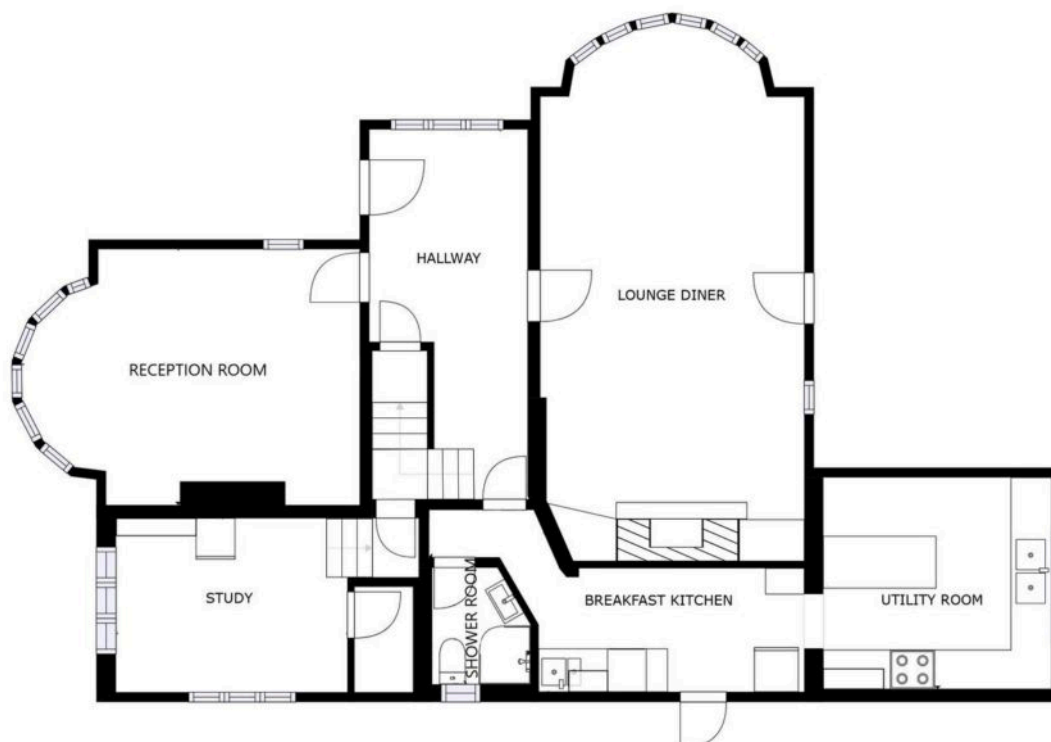
With steps, plant and shrub borders and access to the rear garden.

### **Rear Garden**

The rear garden is an impressive size and benefits from having trees, plants and shrub borders, three storage sheds and a large patio seating and BBQ area. There is also side access to the front of the property.

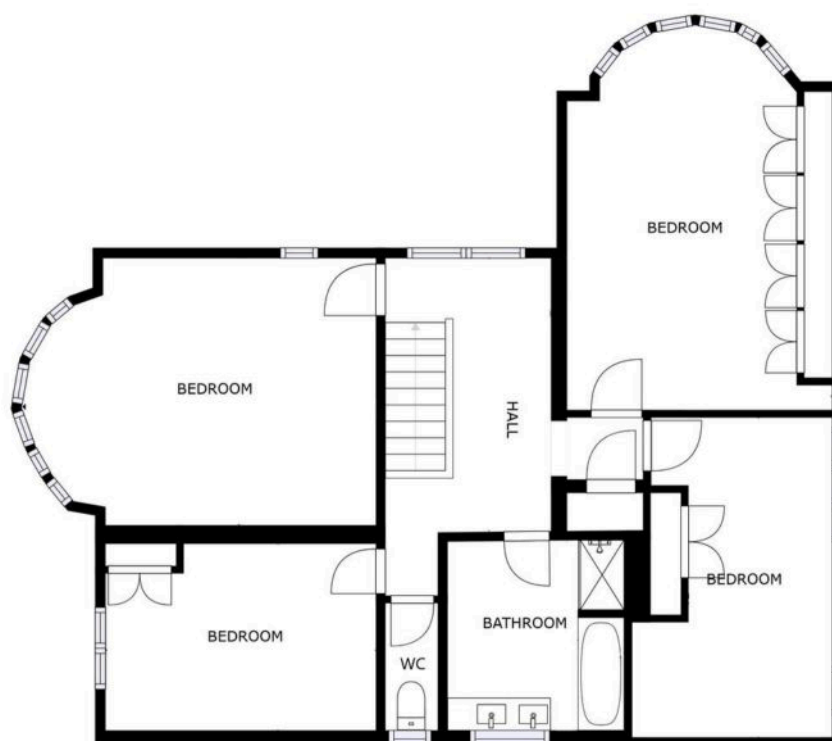
### **Driveway**

2 Vehicles.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







The property is well located for everyday amenities and services, including local public and private schooling together with nursery day-care, Leicester City Centre and the University of Leicester, Leicester Royal Infirmary and Leicester General Hospital. Within a short distance you'll find Victoria Park together with shopping parades in both Stoneygate and neighbouring Clarendon Park with their specialist shops, bars, boutiques and restaurants.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

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