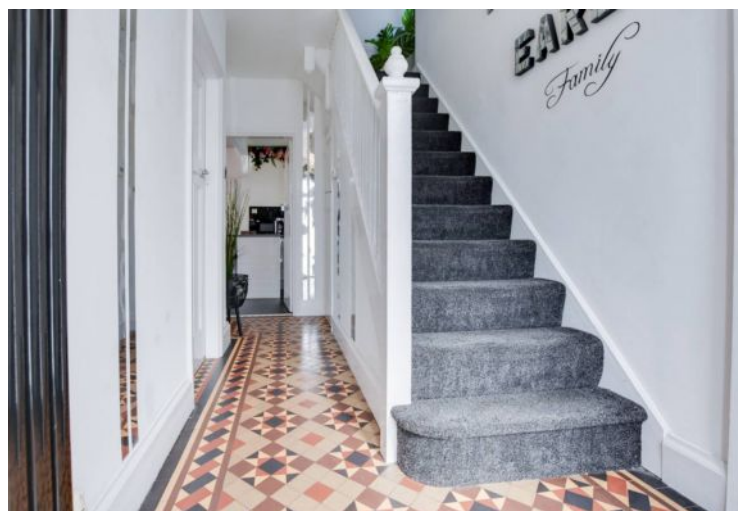




Welford Road, Knighton

£365,000

A BEAUTIFULLY PRESENTED four-bedroom semi-detached property featuring a MODERN THEME throughout. The property offers a driveway to the front and an attractive rear garden ideal for socialising.





Entrance Hall

With double glazed windows and door to the front elevation, stairs to first floor, decorative tiled floor, column style radiator.

Ground Floor WC

5' 9" x 2' 5" (1.76m x 0.74m)

With vinyl floor, part tiled walls, low-level WC, wash hand basin, chrome ladder towel rail/radiator.

Lounge Diner

24' 3" x 10' 11" (7.38m x 3.34m)

With double glazed bay window to the front elevation, double glazed French doors to the rear elevation, laminate floor, gas fire, three column style radiators.

Kitchen

13' 3" x 9' 1" (4.05m x 2.76m)

With double glazed skylight window to the side elevation, wall and base units with work surface over, glazed splash back, laminate floor, one and a half bowl sink and drier unit, built-in double oven, inset induction hob with extractor fan over, plumbing for washing machine, space for tumble dryer, plumbing for dishwasher, space for fridge freezer.

Ground Floor Fourth Bedroom

12' 0" x 6' 4" (3.65m x 1.94m)

With double glazed window to the front elevation, carpet floor, column style radiator.



Shower Area

5' 4" x 2' 5" (1.63m x 0.73m)

Measurement into shower cubicle. With shower cubicle, laminate floor, tiled walls.

First Floor Landing

With double glazed window to the side elevation, carpet floor.

Principal Bedroom

10' 10" x 9' 0" (3.30m x 2.75m)

Measurements up to wardrobes. With double glazed bay window to the front elevation, carpet floor, fitted wardrobes, column style radiator.

Bedroom Two

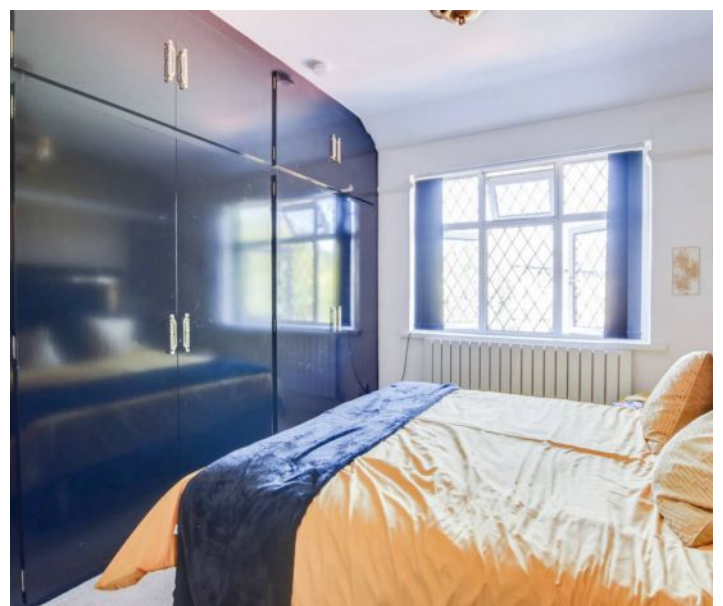
12' 11" x 9' 2" (3.93m x 2.79m)

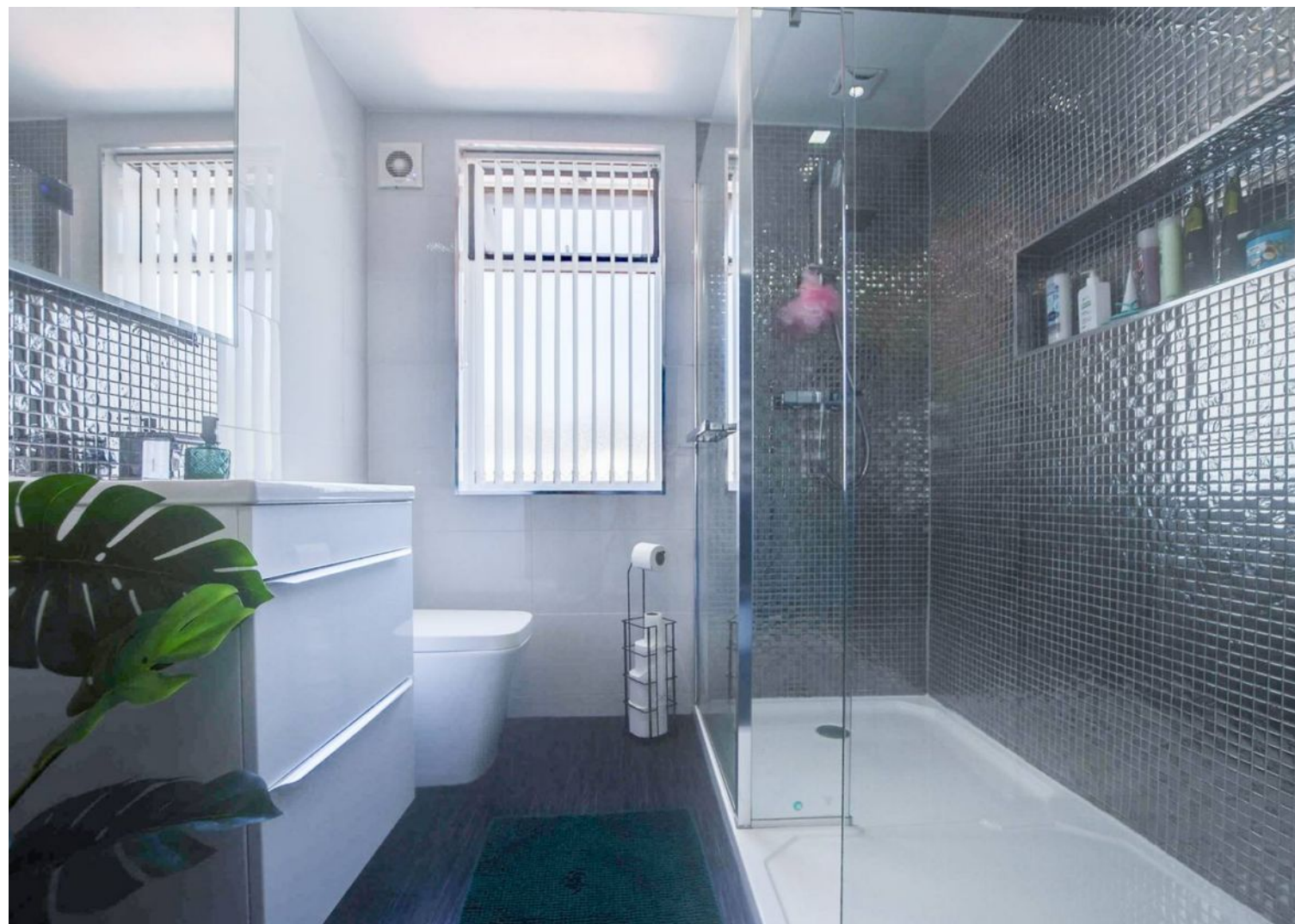
Measurements up to wardrobes. With double glazed window to the rear elevation, fitted wardrobes, carpet floor, radiator.

Bedroom Three

12' 11" x 12' 2" (3.93m x 3.71m)

Measurement narrowing to 3.1 m, having part restricted headroom. With double glazed window to the front elevation, double glazed window to the rear elevation, carpet floor, two radiators.









Shower Room

8' 5" x 6' 11" (2.56m x 2.12m)

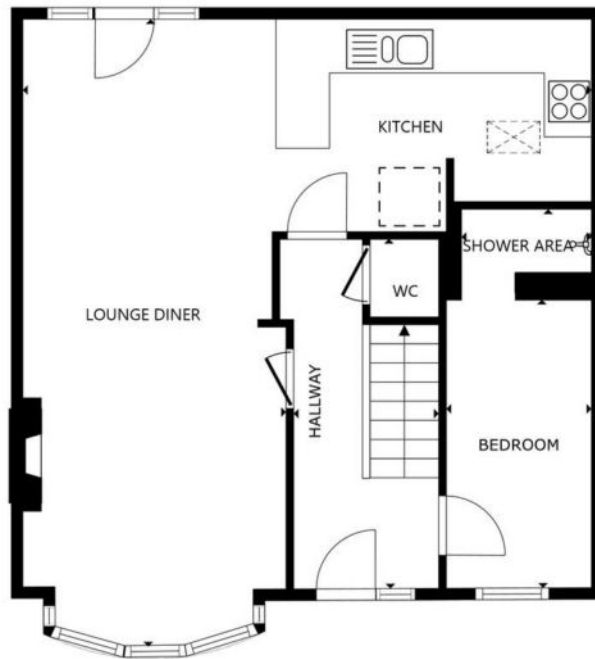
With double glazed window to the rear elevation, laminate floor, tiled walls, wash hand basin with fitted mirror over and storage below, low-level WC, shower cubicle, wall mounted storage cupboard, ladder style towel rail/radiator.

Rear Garden

With paved patio seating area, steps to lawn, two storage sheds, flowerbeds and shrubs, further patio seating area, fencing to perimeter.

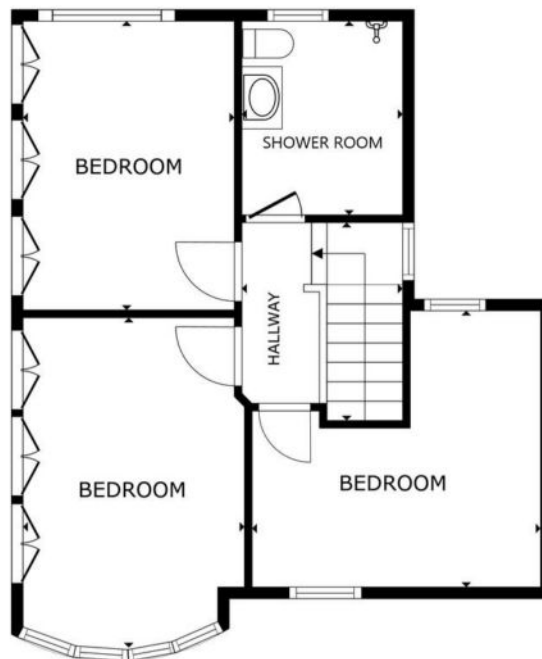
Driveway 2 Vehicles

Block paved frontage providing off road parking.



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 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: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

We'll keep you moving...



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