

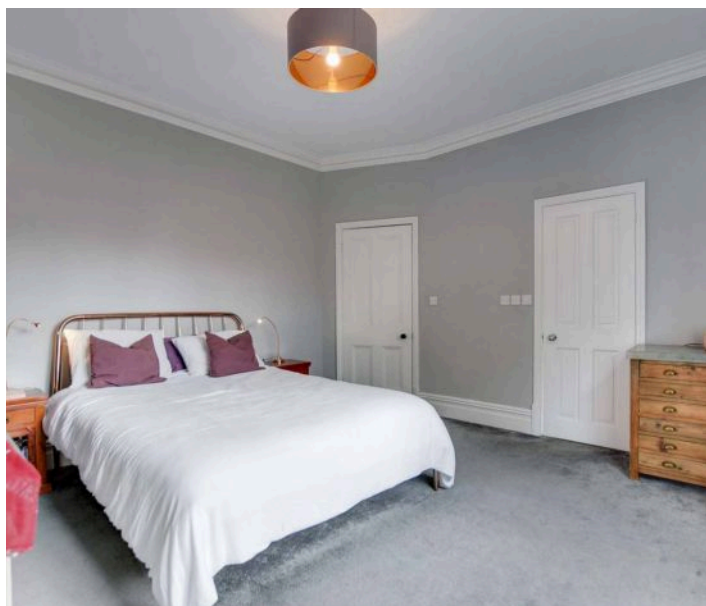
## Knighton Drive, Stoneygate, Leicester

£675,000 Freehold

Retaining much of its ORIGINAL CHARACTER, this beautiful THREE STOREY period property provides well proportioned accommodation. The property has potential for an extension, subject to regulations.







#### **Entrance Hall**

With stairs to first floor, under stairs storage cupboard, ceiling cornice, original tiled floor, two radiators.

#### **Reception Room One**

16' 9" x 14' 5" (5.11m x 4.40m)

With bay window to the front elevation, ceiling rose, ceiling cornice, fireplace, wooden floor, radiator, open aspect to reception room two.

#### **Reception Room Two**

16' 9" x 13' 0" (5.10m x 3.97m)

With door to rear garden, ceiling cornice, wooden floor, fireplace, radiator.

#### **Kitchen Dining Room**

17' 3" x 11' 11" (5.27m x 3.62m)

With two double glazed windows to the side elevation, double glazed bay window to the rear elevation, built-in ceramic sink, built-in oven and gas hob, filter hood, glass splash back, part tiled walls, wood effect floor, radiator.

#### **Lobby**

5' 7" x 5' 4" (1.70m x 1.63m)

With double glazed door to the side elevation, tiled floor.

#### **Utility Room**

10' 1" x 5' 6" (3.08m x 1.67m)

With window to the side elevation, plumbing for washing machine, internal door to garage, radiator.

#### **Ground Floor WC**

With low-level WC, wash hand basin.



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#### **First Floor Landing**

With loft access having pull down ladder leading to partly boarded loft, two radiators, stairs to second floor.

#### **Bedroom One**

14' 5" x 13' 6" (4.39m x 4.11m)

With sash window to the front elevation, ceiling cornice, radiator.

#### **En-Suite Shower Room**

9' 6" x 4' 1" (2.89m x 1.24m)

With sash window to the front elevation, tiled shower with overhead rainforest shower and handheld shower, wash hand basin, low-level WC, inset ceiling spotlights, tiled floor, heated chrome towel rail.



#### **Bedroom Two**

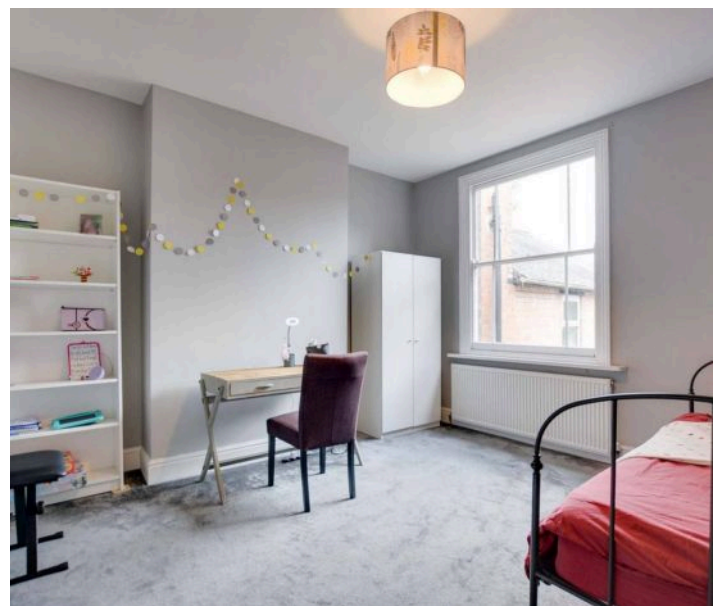
13' 5" x 12' 10" (4.08m x 3.90m)

With sash window to the rear elevation, radiator.

#### **Bedroom Three**

9' 11" x 8' 10" (3.03m x 2.70m)

With sash window to the side elevation, radiator.















### **Bathroom**

11' 7" x 6' 9" (3.53m x 2.07m)

With two windows to the rear elevation, bath with mixer tap shower attachment, separate walk-in shower with overhead rainforest shower and handheld shower, low-level WC, wash hand basin, part tiled walls, tiled floor, heated chrome towel rail, radiator.

### **Second Floor Landing**

With skylight window to the rear elevation, radiator.

### **Bedroom Four**

18' 11" x 11' 3" (5.76m x 3.44m)

Measurement narrowing to 2.61 m. With double glazed windows to the front elevation, window and skylight window to the rear elevation, fireplace, two radiators.

### **Bedroom Five**

12' 2" x 9' 0" (3.70m x 2.75m)

With double glazed window to the front elevation, eaves storage, a feature fireplace, radiator.

### **Front Garden**

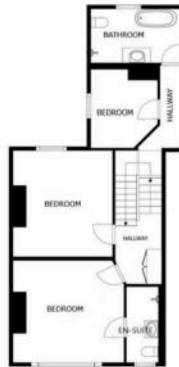
Paved front forecourt with hedging providing privacy.

### **Rear Garden**

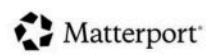
With gravelled seating area, lawn, mature tree, double gates to rear access, gated store area.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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The property is well located for everyday amenities and services, including renowned 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 minutes' walk you will 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: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

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