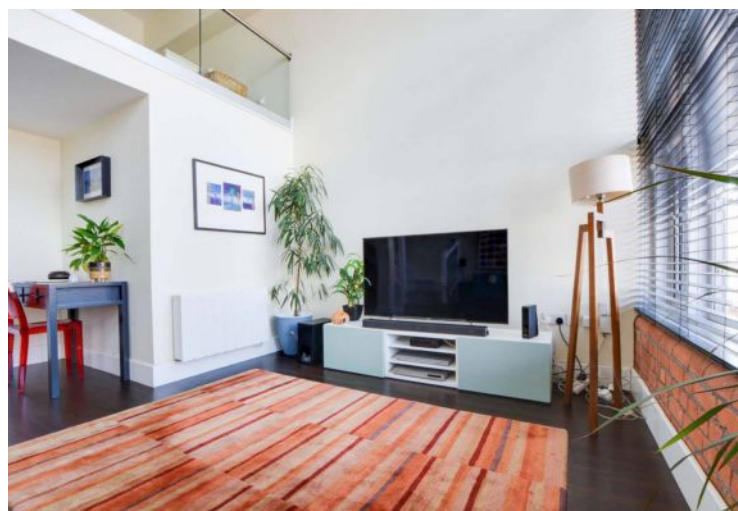
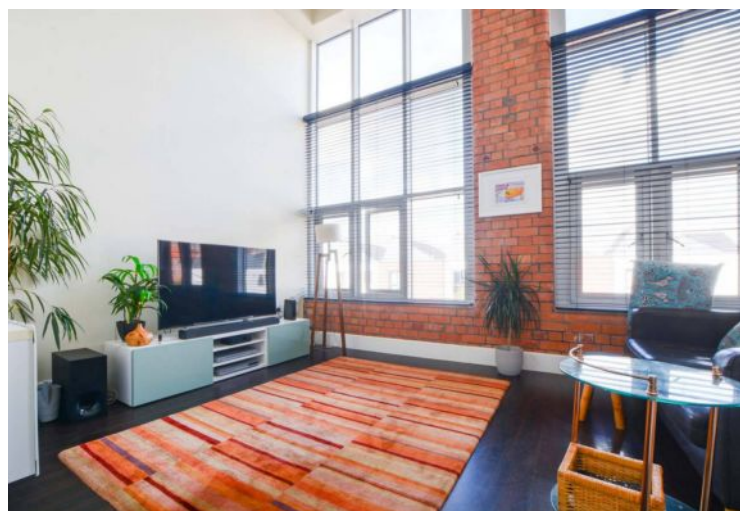


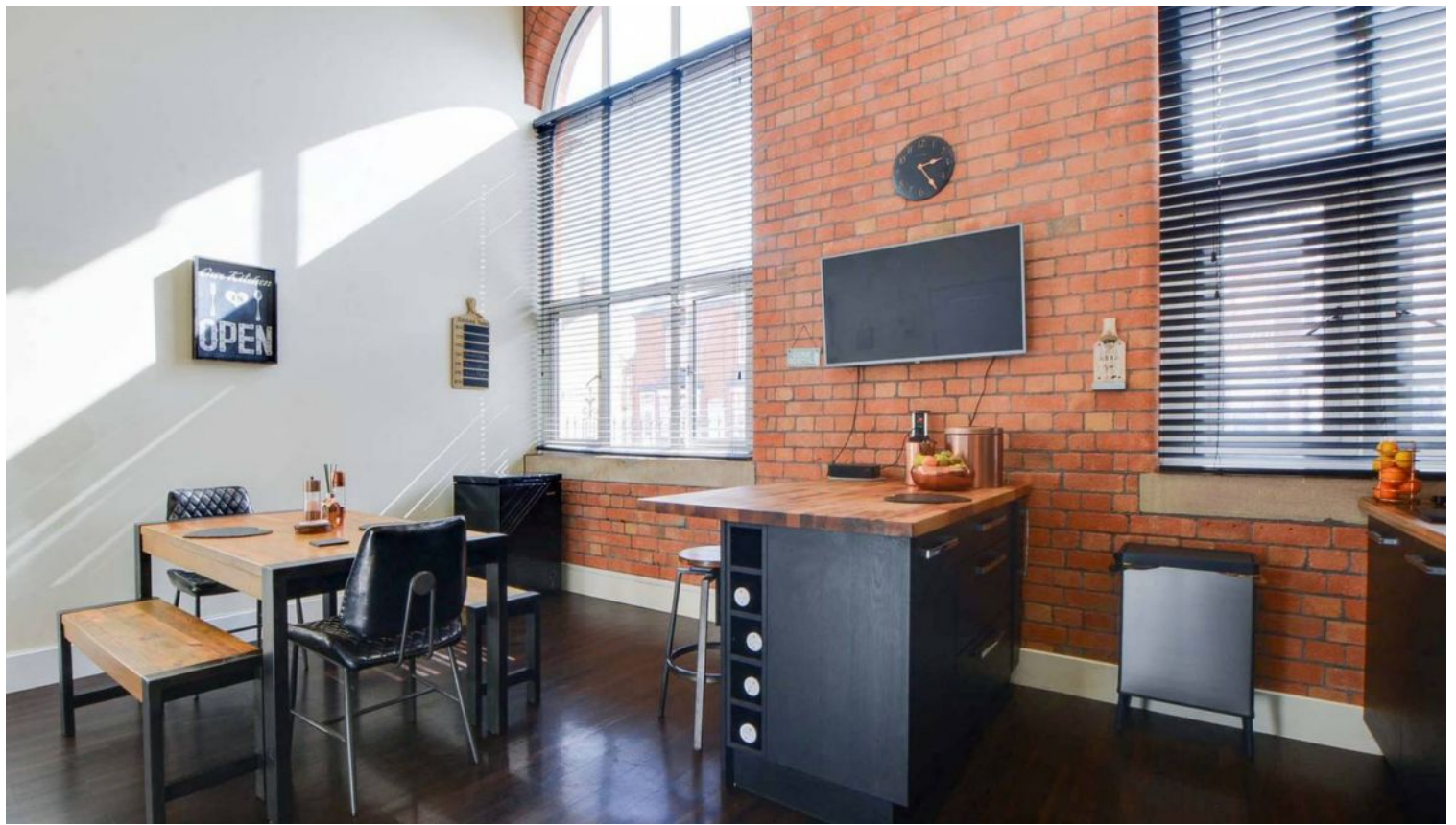


Wheatsheaf Way, Knighton Fields

In Excess of £305,000

Set in the iconic Wheatsheaf Works, this THREE-BEDROOM maisonette offers spacious living with HIGH CEILINGS, front and rear gardens, parking, air source heating and part underfloor heating.





Entrance Hall

With a double-glazed door to the front elevation, a built-in cupboard, stairs to the first floor.

Bedroom One

12' 6" x 2' 4" (3.81m x 0.72m)

With a double-glazed patio doors to the rear elevation, sand-blasted ceiling boards, a built-in wardrobe, a TV point, underfloor heating, door leading to the en-suite.

En-Suite

8' 9" x 3' 10" (2.66m x 1.18m)

With a shower cubicle with a shower screen, WC, wash hand basin with under-basin storage, tiled splashbacks, chrome wall-mounted towel rail.

Bedroom Two

12' 4" x 7' 4" (3.75m x 2.24m)

With a double-glazed window to the rear elevation, sand-blasted ceiling boards, underfloor heating, TV point.

Bedroom Three

10' 3" x 10' 1" (3.12m x 3.08m)

With a double-glazed window to the front elevation, sand-blasted ceiling boards, built-in wardrobes, TV point, underfloor heating.



Bathroom

7' 7" x 6' 3" (2.30m x 1.90m)

With a bath with mixer shower tap, WC, wash hand basin with under-basin storage, spotlights, wall-mounted chrome towel rail.

First Floor Landing

With a built-in cupboard.

Living Room

14' 4" x 10' 5" (4.38m x 3.18m)

(plus 2.18m x 1.72m) With a double-glazed window to the rear elevation, sand-blasted brickwork, a TV point, stairs leading to the mezzanine area.

Mezzanine Area

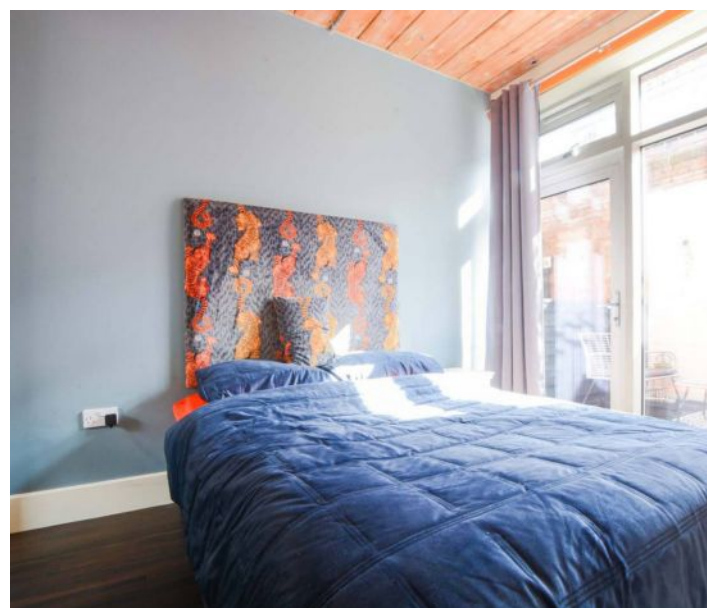
15' 9" x 14' 1" (4.80m x 4.30m)

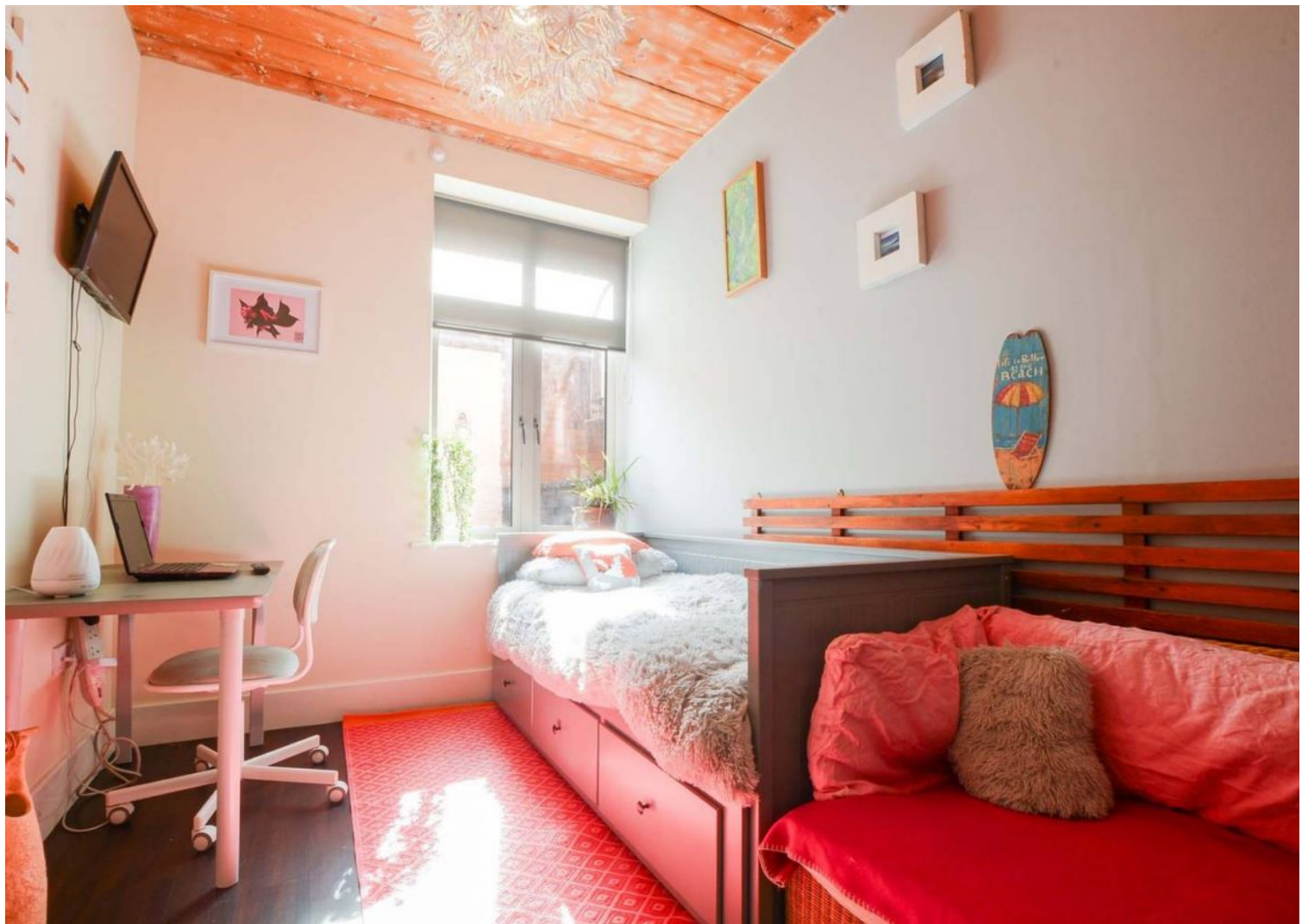
With a glazed balcony overlooking the living room.

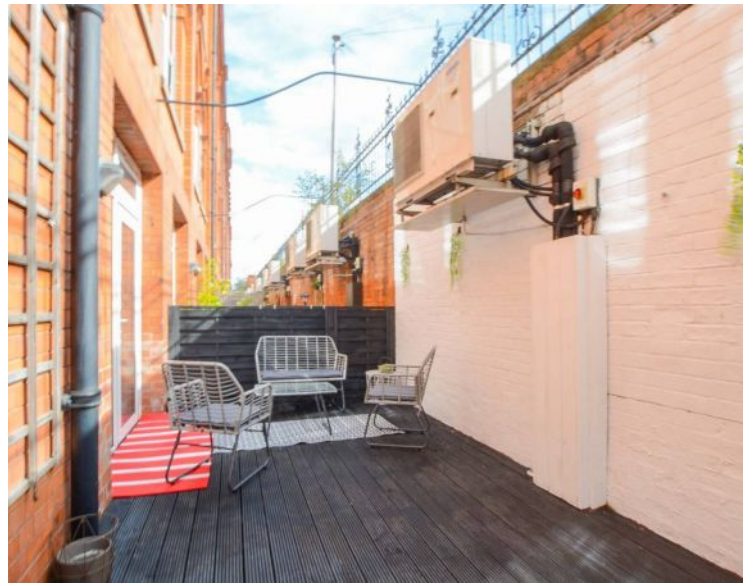
Fitted Dining Kitchen

17' 2" x 12' 6" (5.24m x 3.80m)

With double-glazed windows to the rear elevation, a sink and drainer unit with a range of wall and base units with work surfaces over, tiled splashback, four-ring electric hob, oven, fridge, freezer, extraction hob, plumbing for a dishwasher, radiator.





**Front Garden**

Low-maintenance front garden.

Rear Garden

Rear patio style garden.

Allocated parking

2 vehicles

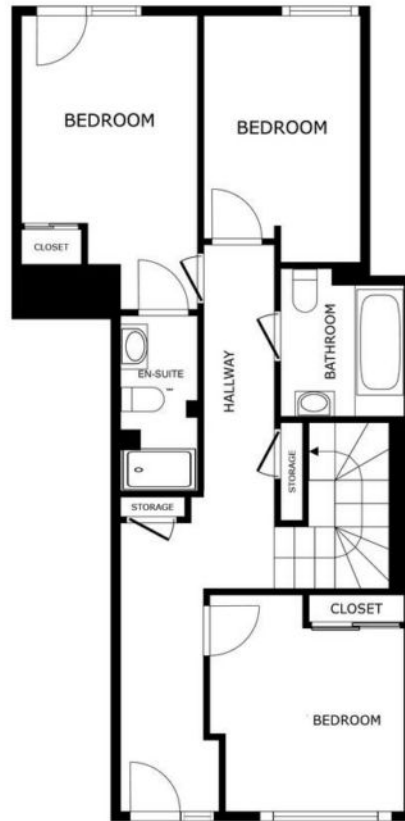
Allocated Parking for two vehicles. Please note that parking is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.

Lease Information:

Years remaining: 112

Ground Rent: £1,100 per year

Service Charges: £150 per year



FLOOR 1

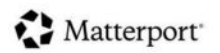
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 3

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





The property is well located for everyday amenities and services, including renowned local, public and private schooling, nursery day-care, Leicester City Centre and the University of Leicester, Leicester Royal Infirmary and Leicester General Hospital. The property is also within easy reach of amenities along Welford Road and Queens Road shopping parade in neighbouring Clarendon Park, with its specialist shops, bars, boutiques and restaurants.

Council Tax band: B

Tenure: Leasehold

Energy Efficiency Rating: C

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.