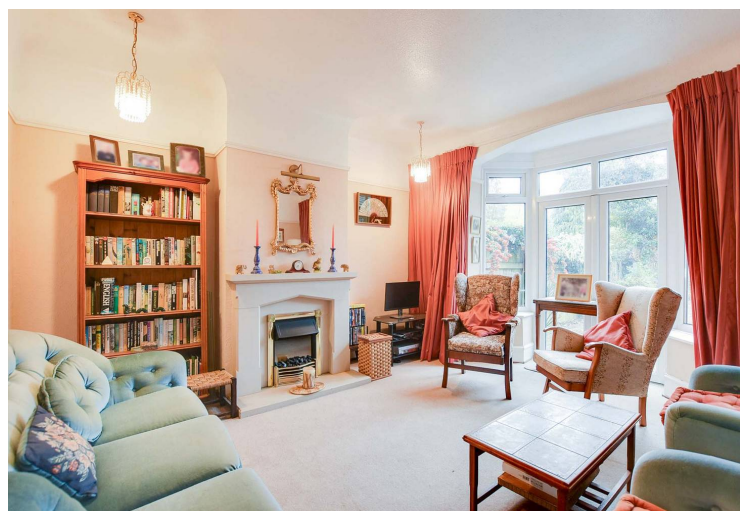




Shanklin Drive, South Knighton

£425,000

Set within a generous plot in sought-after South Knighton, this traditional semi-detached home offers spacious accommodation, a superb garden and exciting potential for extension (STPP).

Council Tax band: C

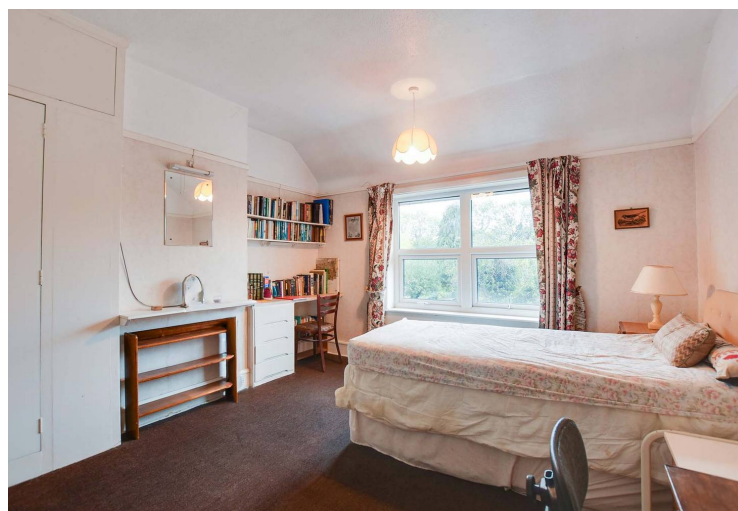
Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 274 5544





Entrance Porch

With an internal door to the entrance hall.

Entrance Hall

With stairs to the first floor landing, an under-stairs storage cupboard with a boiler, radiator.

Reception Room One 15' 3" x 12' 0" (4.66m x 3.67m)

(measurements into the bay window) With a double-glazed bay window to the front elevation, picture rails, plumbing for a radiator.

Reception Room Two 14' 8" x 12' 11" (4.46m x 3.93m)

With double-glazed French doors to the rear elevation, picture rail, electric fire, fire surround, TV point, radiator.

Kitchen 15' 7" x 7' 8" (4.75m x 2.34m)

With a double-glazed window to the side elevation, a sink and drainer unit with a range of wall and base units with work surfaces over, an electric oven, a gas hob, plumbing for a washing machine, plumbing for a dishwasher, radiator.



Lobby

With a double-glazed door to the side elevation.

Ground Floor Shower Room 5' 8" x 4' 10" (1.72m x 1.48m)

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

Garden Room/Reception Room Three 9' 8" x 8' 1" (2.94m x 2.46m)

With patio doors to the side elevation, window to the rear elevation, radiator.

First Floor Landing

With a double-glazed window to the side elevation.

Bedroom One 15' 6" x 12' 2" (4.73m x 3.70m)

With a double-glazed bay window to the front elevation, fitted wardrobes, a wash hand basin, radiator.

Bedroom Two 12' 6" x 12' 1" (3.82m x 3.69m)

With a double-glazed window to the rear elevation, picture rails, a built-in wardrobe, radiator.

Bedroom Three 9' 5" x 8' 8" (2.88m x 2.65m)

With a double-glazed window to the rear elevation, built-in cupboard, radiator.

Bathroom 6' 5" x 5' 3" (1.95m x 1.59m)

With a double-glazed window to the rear elevation, bath with electric shower over, wash hand basin, airing cupboard, tiled flooring, radiator.

Separate WC 4' 11" x 2' 7" (1.50m x 0.80m)

With a double-glazed window to the side elevation, WC, tiled flooring.

Rear Garden

Generous-sized block-paved patio seating area, an extensive lawn area (in excess of 100ft), a variety of flowers, mature shrubs, fruit trees, partly fenced perimeter, mature trees, outside tap, side door to the garage and a shed.

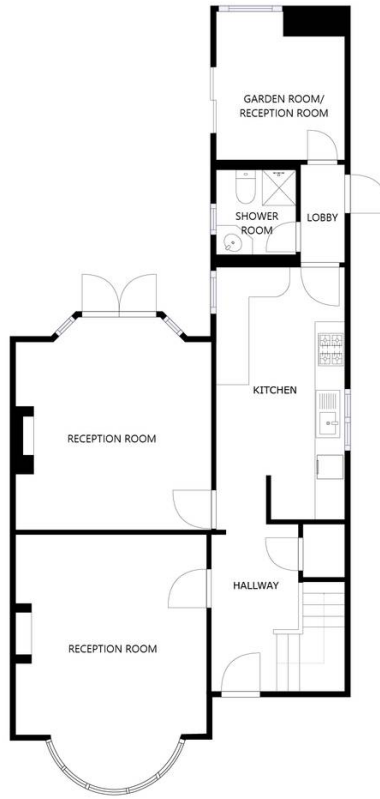
Driveway

A block paved driveway to the front elevation with gates providing access to further parking available to the side elevation.

Garage

With fold-open doors to the front elevation, power and lighting.

Parking is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



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