



Sidney Road, South Knighton

£325,000

A CHARMING period bay-fronted terrace property that beautifully combines original CHARACTER FEATURES with modern touches. There is an attractive landscaped rear garden, a delightful outdoor area.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 274 5544





Entrance Hall

With stairs to first floor, radiator.

Open Plan Through Lounge Diner 27' 0" x 11' 7" (8.24m x 3.53m)

With double glazed bay window to the front elevation, living flame effect gas fire with fire surround, picture rail, two radiators.

Extended Fitted Kitchen 13' 0" x 8' 6" (3.97m x 2.59m)

With double glazed French doors to the rear elevation, stainless steel sink and drainer unit with a range of wall and base units with work surface over, built-in double oven and electric hob with stainless steel chimney hood over, plumbing for washing machine, pantry, space for fridge freezer, breakfast bar, laminate floor.

Ground Floor WC 4' 6" x 2' 8" (1.37m x 0.82m)

With double glazed window to the rear elevation, low-level WC, wash hand basin, wall mounted boiler.



First Floor Galleried Landing

With staircase leading to loft room, under stairs storage cupboard, radiator, additional storage cupboard with double glazed window to the side elevation.

Bedroom One 13' 1" x 10' 8" (3.98m x 3.26m)

With double glazed window to the rear elevation, a range of fitted wardrobes with box cupboards over, dressing tables and drawers, radiator.

Bedroom Two 11' 11" x 11' 0" (3.62m x 3.35m)

With double glazed window to the front elevation, original style fireplace, picture rail, radiator.

Bedroom Three 7' 6" x 5' 9" (2.29m x 1.75m)

With double glazed window to the front elevation, radiator.

Bathroom 8' 6" x 7' 10" (2.59m x 2.40m)

With two double glazed windows to the rear elevation, bath, double walk-in shower cubicle, pedestal wash hand basin, low-level WC, tiled walls, extractor fan, heated towel rail.

Loft Room 16' 7" x 13' 7" (5.05m x 4.14m)

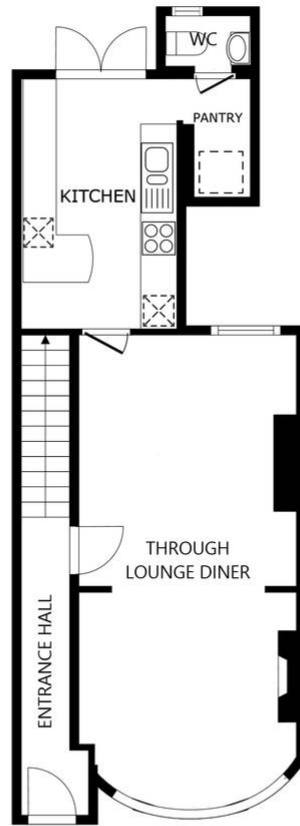
With skylight window to the front elevation, power and lighting.

Front Garden

A fenced front forecourt with gated access.

Rear Garden

With covered paved seating area, steps leading down to a further paved and gravelled area, well stocked flowerbeds, mature shrubs and trees, outside lighting, outside tap, gate to side access.



FLOOR 1

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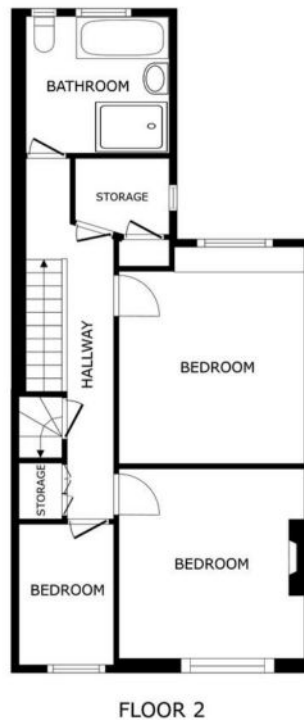
We'll keep you moving...



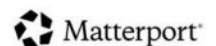
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