



## Francis Street, Stoneygate

£270,000

Charming 2-bed mid-terraced house with period features. 2 reception rooms, log burner, extended kitchen diner with garden views. Contemporary bathroom. Loft storage.

Council Tax band: B

Tenure: Freehold

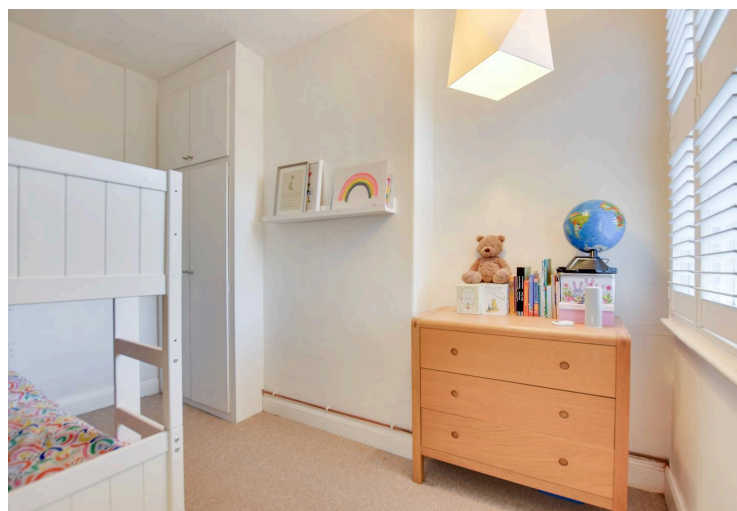
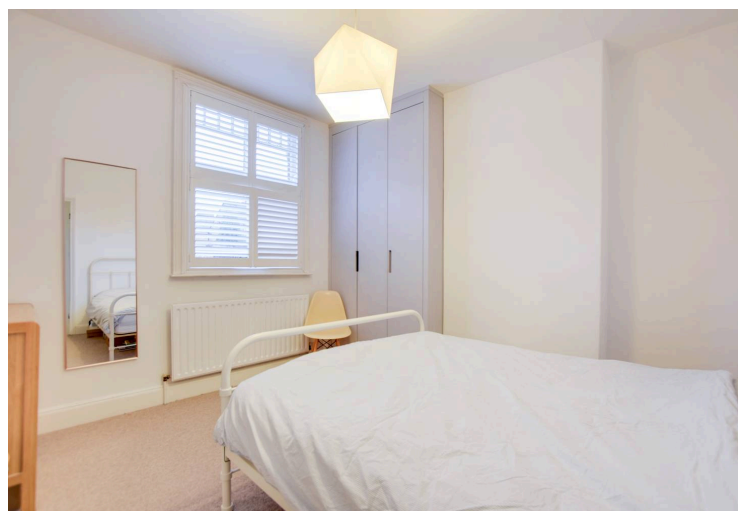
EPC Energy Efficiency Rating:



Knightsbridge  
Estate Agents

0116 274 5544





### Reception Room One

12' 1" x 11' 5" (3.68m x 3.47m) A welcoming space featuring a sash window to the front that brings in plenty of natural light. The period fireplace, complete with a surround and tiled hearth, adds character and a cosy focal point to the room. There's a handy meter cupboard for storage, wooden flooring that gives the room a classic feel, and a radiator to keep things comfortable. Perfect as a relaxed living area or a stylish spot to entertain.

### Reception Room Two 11' 5" x 11' 4" (3.49m x 3.46m)

A lovely second reception room with a sash window to the rear, offering a pleasant outlook and natural light. There are stairs rising to the first floor with a useful under stairs storage cupboard, ideal for keeping things neatly tucked away. The feature log burner with tiled hearth creates a cosy focal point, while the radiator ensures the room stays warm and comfortable. The room also enjoys an open aspect to the extended kitchen, making it a great space.





### **Kitchen** 21' 0" x 6' 4" (6.39m x 1.94m)

A bright and modern space that runs the length of the home, featuring a double-glazed window to the side and double-glazed bi-fold doors opening straight out to the rear garden. The inset ceiling spotlights keep everything nicely lit, whether you're cooking or enjoying a meal. The kitchen is fitted with a good range of wall and base units with work surfaces over, along with a sink and drainer, built-in oven, gas hob and a chimney hood. There's plumbing in place for both a dishwasher and a washing machine, plus a traditional-style radiator that brings a bit of charm to the sleek finish. The dining area at the rear enjoys lovely views of the garden, making it a great spot for everyday meals or relaxed entertaining.

### **First Floor Landing**

Landing space giving access to the loft, which is reached via a pull-down loft ladder and offers fully boarded storage.

### **Bedroom One** 11' 11" x 11' 5" (3.64m x 3.48m)

A generous double bedroom with a sash window to the front, complete with stylish shutters that offer both privacy and plenty of natural light. The room includes fitted wardrobes and additional built-in storage, making it easy to keep everything organised. A radiator sits beneath the window, ensuring the room stays warm and comfortable throughout the year.

### **Bedroom Two** 11' 5" x 8' 6" (3.48m x 2.58m)

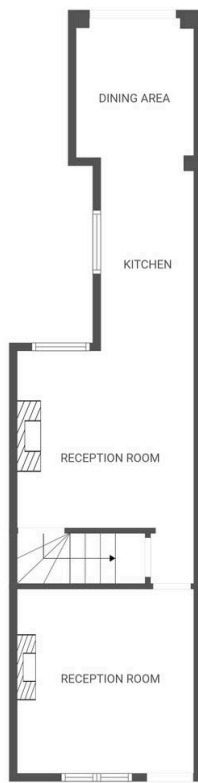
A bright and neatly presented bedroom with a sash window to the rear, complete with window shutters that add both charm and privacy. There's a built-in cupboard housing the boiler, giving you practical storage without taking up floor space. A radiator sits beneath the window, keeping the room warm and comfortable. This room works perfectly as a child's bedroom, guest room or home office.

### **Bathroom** 8' 0" x 6' 6" (2.44m x 1.97m)

A well-appointed bathroom featuring a double-glazed mock sash window to the rear that brings in natural light. The suite includes a bath with an overhead rainfall shower and additional handheld shower, a low-level WC and a wash hand basin. Partly tiled walls keep the room practical and easy to maintain, while the heated chrome towel rail and extractor fan add those all-important finishing touches.

### **Rear Garden**

The garden offers a lovely mix of spaces, including a patio seating area, a lawned section surrounded by established bushes and hedges, and a blend of fence and walled boundaries for privacy. There are also handy vegetable plots and a garden shed, making it a great space for relaxing, playing or growing your own produce.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

**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.