



Asquith Boulevard, West Knighton

Offers Over £290,000

A WELL MAINTAINED THREE BEDROOM semi-detached family home enjoying lovely front and rear gardens along with off road parking.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 288 4888





Entrance Hall

With ceramic tiled floor, stairs to first floor, under stairs storage cupboard, radiator.

Extended Through Lounge

23' 10" x 10' 10" (7.26m x 3.30m)

With uPVC double glazed sliding patio doors to the rear elevation, wood effect floor, chimney breast with fitted electric fire, TV point, two radiators.

Fitted Dining Kitchen

20' 7" x 7' 0" (6.27m x 2.13m)

With uPVC double glazed window to the front elevation, ceramic tiled floor, part tiled walls, a range of wall and base units with work surface over, stainless steel sink, drainer and mixer tap, inset four ring electric ceramic hob and oven with extractor hood, glazed splash back, plumbing for washing machine, space for fridge freezer, spotlights, double glazed door leading to rear garden.



Ground Floor Wet Room

With uPVC double glazed to the rear elevation, corner shower area, low-level WC, wash hand basin, part tiled walls, radiator.

First Floor Landing

With uPVC double glazed window to the front elevation, loft access.

Bedroom One

14' 0" x 9' 5" (4.27m x 2.87m)

With uPVC double glazed window to the rear elevation, ceiling coving, radiator.

Bedroom Two

14' 0" x 9' 2" (4.27m x 2.79m)

With uPVC double glazed window to the rear elevation, ceiling coving, wood effect floor, radiator.

Bedroom Three

8' 0" x 7' 8" (2.44m x 2.34m)

With uPVC double glazed window to the rear elevation, radiator.

Bathroom

6' 2" x 6' 0" (1.88m x 1.83m)

With uPVC double glazed window to the front elevation, bath with shower over, low-level WC, wash hand basin with storage below, tiled walls, chrome ladder towel rail/radiator.

Front Garden

Paved front garden with lawn area, gravelled area.

Rear Garden

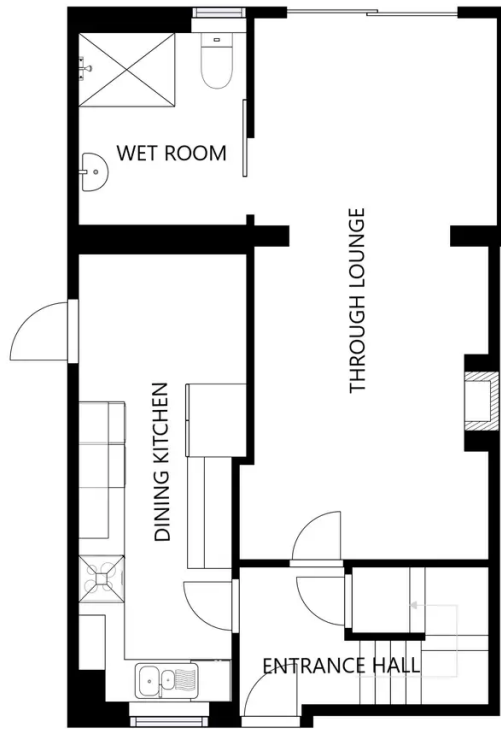
With paved patio seating area, lawn, fencing to perimeter, flowerbeds and shrubs.

Parking

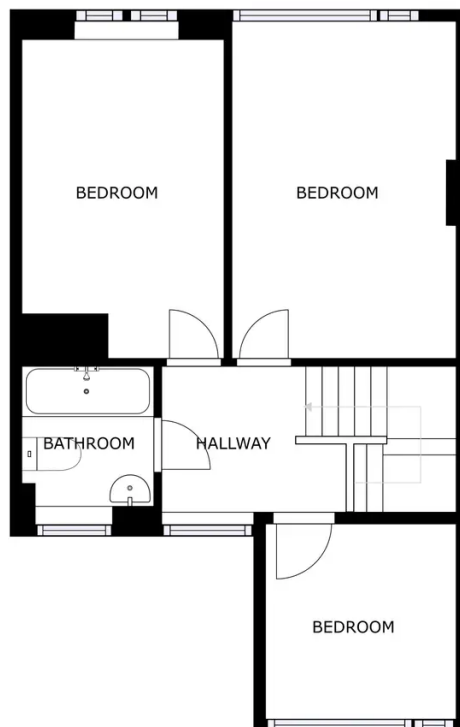
Driveway providing off road parking.

Garage

With up and over door to the front elevation



GROUND FLOOR



SECOND FLOOR



We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic tape 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 & valuers (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. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.