

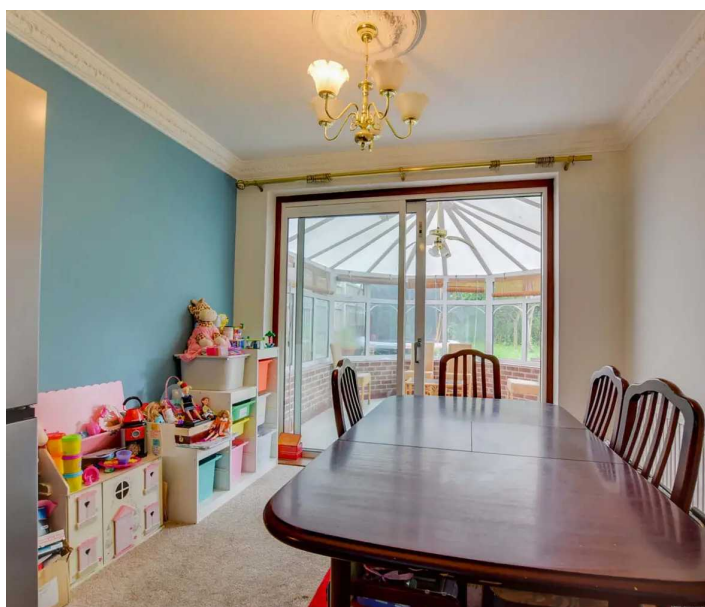


Asquith Boulevard, West Knighton

In Excess of £400,000

Situated in WEST KNIGHTON is this detached FOUR BEDROOM property making a COMFORTABLE FAMILY HOME home with good links to Fosse Park, Junction 21 of the M1. The garage has potential for conversion, subject to relevant planning permissions.





Entrance Lobby

With internal door leading to:

Entrance Hall

With stairs to first floor, wooden floor, radiator.

Ground Floor WC

8' 2" x 4' 5" (2.49m x 1.35m)

With double glazed window to the side elevation, low-level WC, wash hand basin, radiator.

Open Plan Lounge Dining Room

25' 7" x 12' 2" (7.80m x 3.71m)

Measurement narrowing to 9'8". With double glazed bay window to the front elevation, dining area with patio door to conservatory, fireplace, radiator.

Conservatory

12' 5" x 11' 3" (3.78m x 3.43m)

With double glazed doors to rear garden, double glazed window to the rear elevation.

Kitchen Breakfast Room

11' 2" x 8' 10" (3.40m x 2.69m)

With double glazed window to the rear elevation, sink and drainer unit, a range of wall and base units with work surfaces over, built-in oven and five ring gas hob with stainless steel chimney hood over, built-in dishwasher, door to lobby/utility area.



Lobby/Utility Area

With double glazed door to the side elevation, plumbing for washing machine, wall mounted boiler, pantry.

First Floor Landing

With double glazed window to the side elevation, storage cupboards.

Bedroom One

12' 9" x 12' 2" (3.89m x 3.71m)

With double glazed window to the front elevation, fitted wardrobes, radiator.

Bedroom Two

12' 1" x 9' 8" (3.68m x 2.95m)

With double glazed window to the rear elevation, fitted wardrobes, desk and drawers, wooden floor, radiator.

Bedroom Three

13' 2" x 9' 5" (4.01m x 2.87m)

With double glazed window to the front elevation, wash hand basin, fitted cupboards, radiator.

Bedroom Four

9' 6" x 9' 0" (2.90m x 2.74m)

With double glazed window to the rear elevation, storage cupboard, radiator.









Bathroom

8' 10" x 6' 0" (2.69m x 1.83m)

With double glazed window to the side elevation, bath with shower over, low-level, pedestal wash hand basin, part tiled walls, tiled floor, radiator.

Front Garden

With flowerbeds and shrubs.

Rear Garden

With paved patio area, lawn, fencing to perimeter, gate to side access, side door to garage, potential to build a garden room/ office - subject to relevant permissions.

Driveway 2 vehicles

Driveway providing off road parking.

Garage 1 vehicle

With up and over door to the front elevation, power and lighting.



Matterport Property Report:

Asquith Boulevard

Indoor Scanned Area - Full Property 1,107 sq. ft. | Floor 1 545 sq. ft.

Sizes and dimensions are approximate, actual may vary

Visit 3D space on
Matterport



Matterport Property Report:

Asquith Boulevard

Indoor Scanned Area - Full Property 1,109 sq. ft. | Floor 2 564 sq. ft.

Sizes and dimensions are approximate, actual may vary

Visit 3D space on
Matterport





The property is perfectly situated for everyday amenities within West Knighton along Aberdale Road such as Tesco Express and local schooling including Sir Jonathan North Community College and Overdale Infant & Junior Schools. Regular bus routes running to and from Leicester City Centre along Welford Road and the main ring road are also within reach giving access to M1 & M69 motorway junctions and Fosse Retail Park.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

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