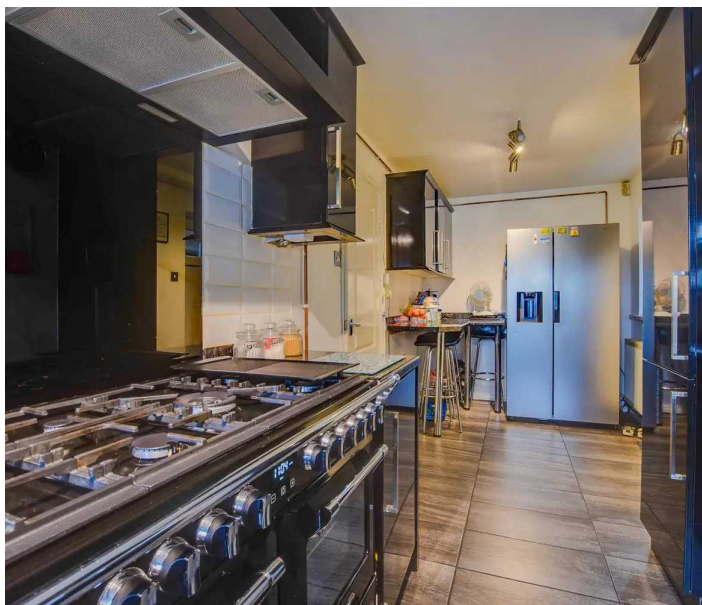


Asquith Boulevard, West Knighton

Offers Over £325,000

A THREE BEDROOM semi-detached family home situated along Asquith Boulevard connecting to travel links and amenities. The home has the added benefit of a HOME OFFICE/bedroom and ground floor shower room. The rear garden provides a beautiful space for family functions or relaxing in your spare time.





Entrance Lobby

With door leading to garage.

Entrance Hall

With stairs to first floor, storage cupboard, radiator.

Kitchen

20' 10" x 6' 10" (6.35m x 2.08m)

With windows to the front and side elevations, door to the side, wall and base units with work surfaces over, stainless steel sink and drainer unit, integrated filter hood, plumbing for dishwasher, plumbing for washing machine, part tiled walls, tiled floor, breakfast bar, radiator.

Lounge Diner

28' 9" x 19' 3" (8.76m x 5.87m)

With French doors to the rear elevation, gas fire with surround and hearth, two radiators.

Home Office/Bedroom

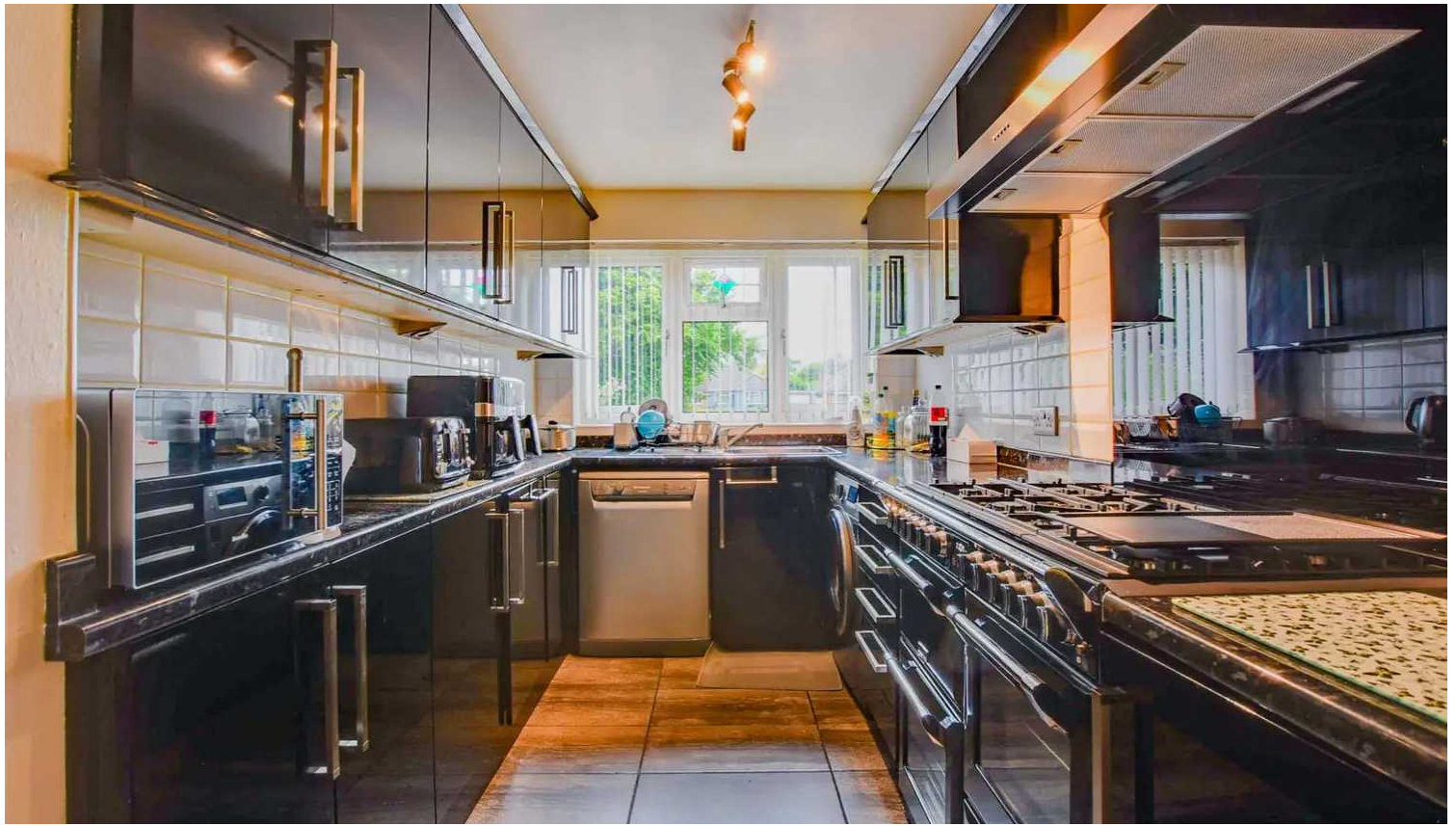
7' 4" x 6' 4" (2.24m x 1.93m)

With window to the rear elevation, radiator.

Ground Floor Shower Room

6' 1" x 3' 10" (1.85m x 1.17m)

With window to the side elevation, shower cubicle, low-level WC, vanity wash hand basin, tiled walls, tiled floor, towel rail/radiator.



First Floor Landing

With window to the side elevation, loft access.

Bedroom One

14' 0" x 9' 3" (4.27m x 2.82m)

With window to the rear elevation, built-in wardrobes with box cupboards over and vanity dresser, radiator.

Bedroom Two

14' 0" x 8' 10" (4.27m x 2.69m)

With window to the rear elevation, built-in wardrobes with box cupboards over and vanity dresser, radiator.

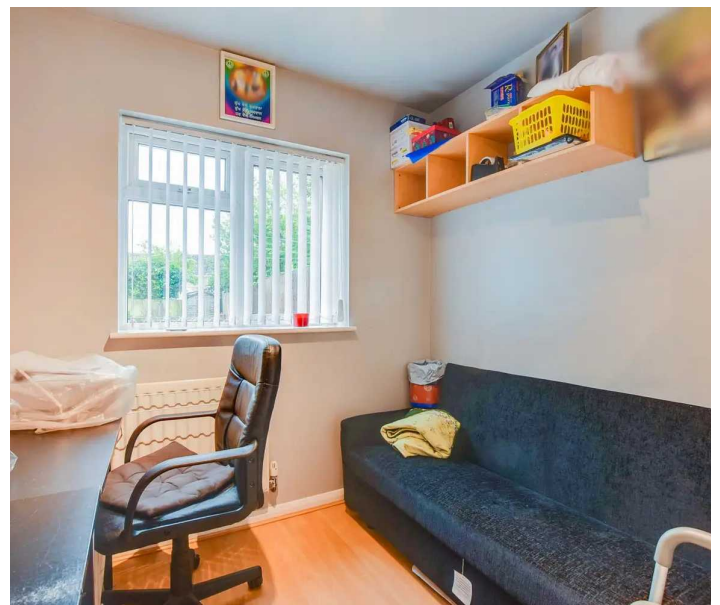
Bedroom Three

With window to the front elevation, built-in wardrobe with box cupboards over and vanity dresser, radiator.

Bathroom

6' 0" x 5' 5" (1.83m x 1.65m)

With window to the front elevation, bath with shower over, vanity wash hand basin, mirrored cabinet, low-level WC, tiled floor, tiled walls, towel rail/radiator.









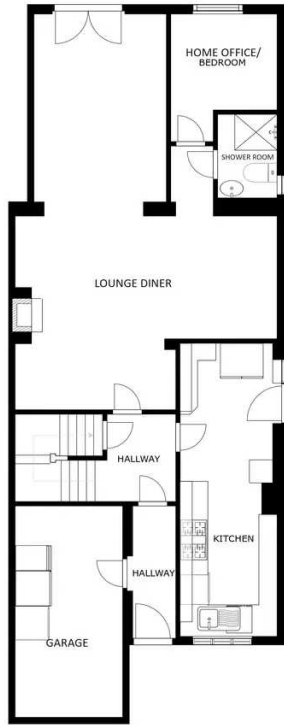
Rear Garden

Low maintenance rear garden with paved patio seating area, paved pathway, lawn, raised decked seating area, flowerbeds and shrubs, fenced perimeter, gate leading to the front of the property, water supply, shed.

Driveway 2 Vehicles

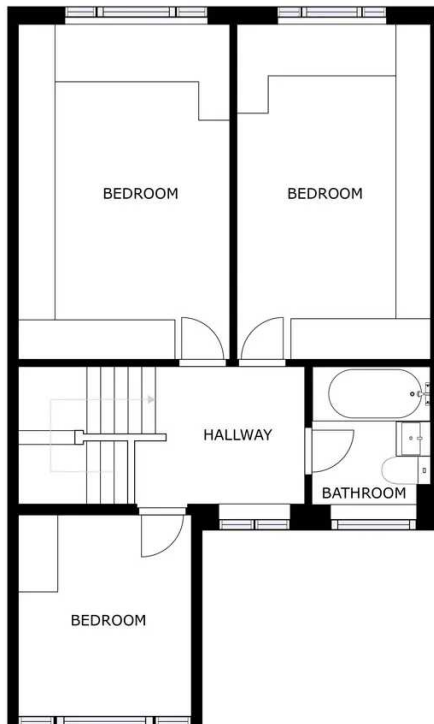
Providing off road parking.

Garage 1 vehicle



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





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

We'll keep you moving...



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