



## Pendlebury Drive, West Knighton

Offers in Region of £220,000

A THREE BEDROOM end terrace property offered to the market within West Knighton. Upon entry you are greeted with an entrance hall leading to a ground floor WC, lounge diner, kitchen and access to a second reception room/potential bedroom. Parking is available via communal parking.



0116 288 4888

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C





### **Entrance Hall**

With stairs to first floor, under stairs storage, radiator.

### **Clock Room/WC**

6' 2" x 2' 5" (1.88m x 0.74m)

With window to the front elevation, low-level WC, wash hand basin.

### **Lounge Diner**

14' 11" x 11' 4" (4.55m x 3.45m)

With window to the front elevation, radiator.

### **Kitchen Diner**

21' 8" x 8' 4" (6.60m x 2.54m)

With window to the rear elevation, door to the side elevation, wall and base units with work surface over, sink and drainer, breakfast bar, integrated microwave, integrated dishwasher, integrated oven and hob with filter hood over, pantry cupboard, tiled floor.



### **Reception Room/Optional Bedroom**

12' 3" x 8' 8" (3.73m x 2.64m)

With window to the rear elevation, built-in cupboard housing a low-level WC, radiator.

### **First Floor Landing**

With loft access, airing cupboard.

### **Bedroom One**

14' 2" x 8' 1" (4.32m x 2.46m)

With window to the front elevation, radiator.

### **Bedroom Two**

11' 10" x 9' 7" (3.61m x 2.92m)

With window to the rear elevation, radiator.

### **Bedroom Three**

8' 4" x 7' 9" (2.54m x 2.36m)

With window to the rear elevation, radiator.

### **Bathroom**

8' 5" x 8' 1" (2.57m x 2.46m)

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

### **Front Garden**

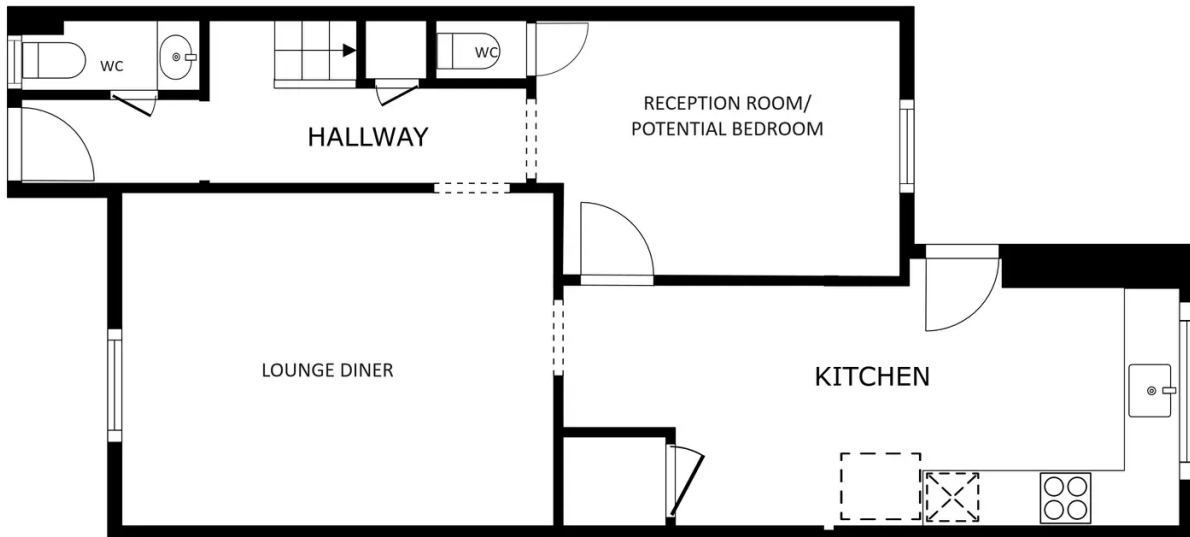
Small frontage with lawn and paved area.

### **Rear Garden**

Low maintenance tiered rear garden with paved patio seating area, decked area.

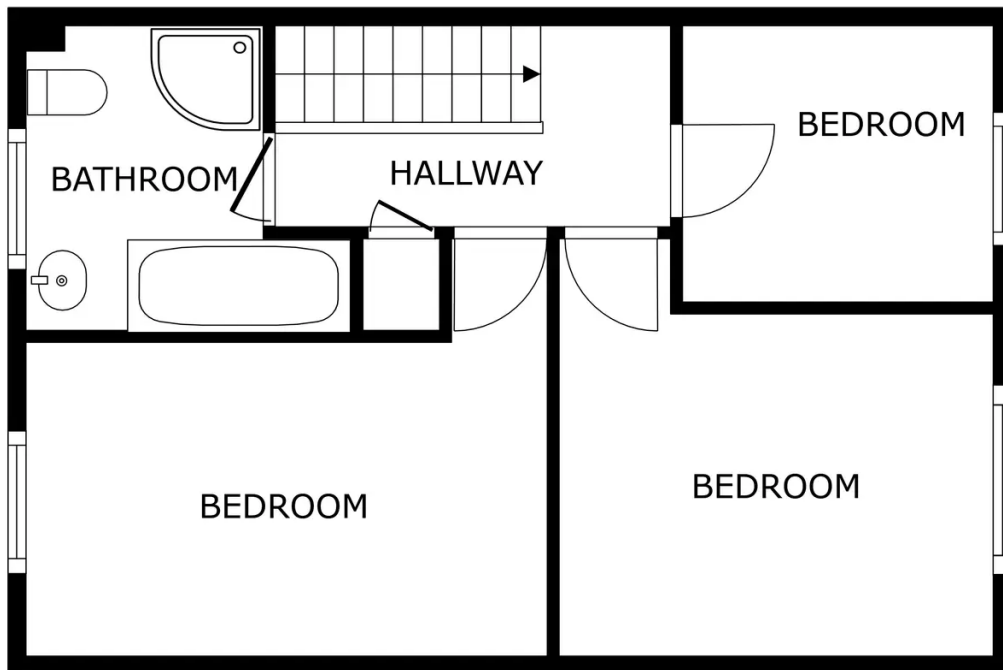
### **Parking**

Allocated parking.



FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1 57.1 m<sup>2</sup> FLOOR 2 44.6 m<sup>2</sup>  
 TOTAL : 101.8 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 57.1 m<sup>2</sup> FLOOR 2 44.6 m<sup>2</sup>  
 TOTAL : 101.8 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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