



Knighton Lane, Aylestone

£230,000 Freehold

A SPACIOUS bay fronted period villa enjoying a GENEROUS SIZE REAR GARDEN and TWO good size bedrooms. Ideally placed for local schooling and shops.

Council Tax band: A

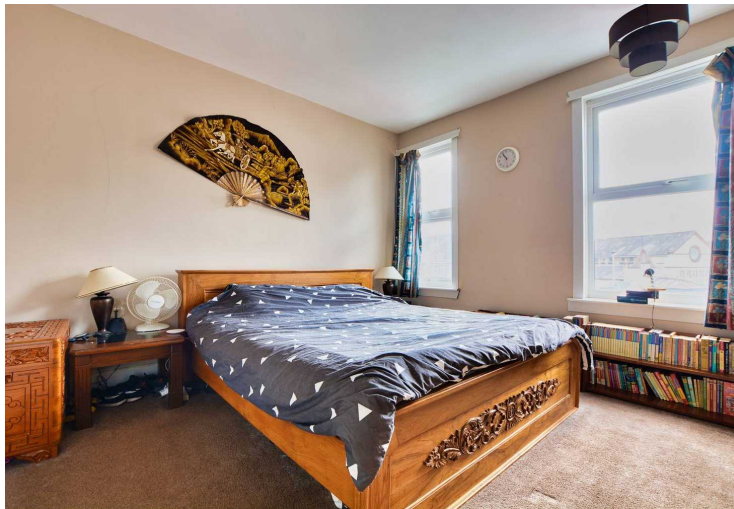
Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 288 4888





Entrance Hall

Via a solid composite front door, stairs to first floor, radiator.

Lounge

15' 0" x 11' 10" (4.57m x 3.61m)

Measurement into bay window. With uPVC double glazed bay window to the front elevation, chimney breast with electric fire, marble surround and hearth, ceiling coving, shelving, dado rail, TV point, radiator, fold open doors leading to:

Reception Room Two

13' 0" x 11' 10" (3.96m x 3.61m)

With uPVC double glazed French doors to the rear elevation, ceiling coving, dado rail, under stairs storage cupboard, radiator.



Kitchen

15' 0" x 7' 10" (4.57m x 2.39m)

With uPVC double glazed window to the side elevation, ceramic tiled floor, stainless steel sink and drainer unit, a range of wall and base units with work surfaces over, inset four ring gas hob and double oven with extractor hood over, wall mounted boiler, plumbing for dishwasher, space for fridge freezer, TV point, part tiled walls.

Lobby/Utility

With uPVC double glazed window to the rear elevation, ceramic tiled floor, a range of wall and base units with work surfaces over, plumbing for washing machine, double glazed door to rear garden, radiator.

Ground Floor WC

With uPVC double glazed window to the side elevation, ceramic tiled floor, low-level WC.

First Floor Landing

With loft access - which is boarded and has power and lighting, built-in over-stairs storage cupboard.

Bedroom One

14' 0" x 12' 10" (4.27m x 3.91m)

A spacious principal bedroom with two uPVC double glazed windows to the front elevation, double wardrobe, radiator.

Bedroom Two

12' 10" x 9' 0" (3.91m x 2.74m)

With uPVC double glazed window to the rear elevation, chimney breast, dado rail, TV point, radiator.

Bathroom

11' 2" x 8' 1" (3.40m x 2.46m)

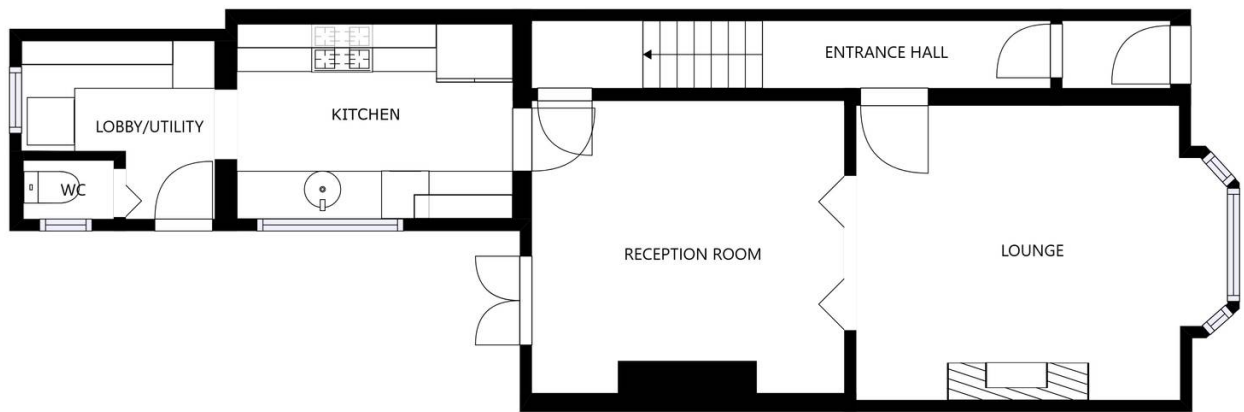
A recently re-fitted stylishly appointed bathroom has a uPVC double glazed window to the rear elevation, feature freestanding bath, double shower cubicle, low-level WC, wash hand basin, built-in cupboard, chrome ladder style radiator.

Front Garden

A low maintenance paved front forecourt.

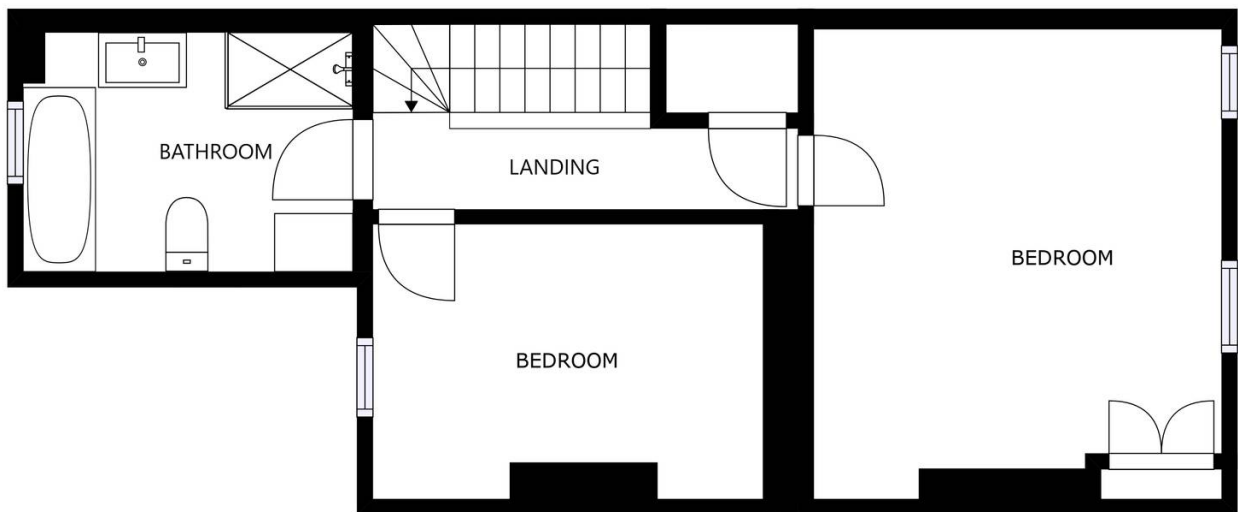
Rear Garden

A well maintained good size rear garden with paved patio seating area, lawn, paved pathway, flowerbeds and shrubs, large timber framed outbuildings - with power and lighting, fencing to perimeter.



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 55 m², FLOOR 2: 44 m²
 TOTAL: 99 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 55 m², FLOOR 2: 44 m²
 TOTAL: 99 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



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