

Shackerdale Road, West Knighton

£390,000

A meticulously REFURBISHED three/four-bedroom semi-detached property in West Knighton, featuring an exquisite open-plan living, kitchen and dining area complemented by a beautifully landscaped rear garden.





Entrance Hall

Entered via a uPVC double-glazed door to the front elevation, a double-glazed window to the front elevation, a double-glazed window to the side elevation, Parquet-style luxury rigid vinyl flooring, spotlights, stairs to the first-floor landing and a tall feature radiator.

Sitting Room

12' 0" x 9' 7" (3.66m x 2.92m)

With a double-glazed window to the front elevation, built-in cupboard and a radiator.

Open Plan Lounge Kitchen Diner

28' 2" x 19' 6" (8.59m x 5.94m)

Lounge Area with folding doors to the rear elevation, spotlights, radiator and open aspect to the: Kitchen Dining Area with a double-glazed window to the rear elevation, lantern roof window, a sink and drainer unit with a range of grey high gloss wall and base units with marble effect work surfaces over, four ring Bosch electric ceramic hob, Bosch Oven, Bosch extraction hood, dishwasher, breakfast bar and a door leading to:

Utility Room

8' 3" x 4' 10" (2.51m x 1.47m)

With a double-glazed door to the side elevation, spotlights, base unit, tall wall unit, marble effect worksurfaces with sink and drainer unit, plumbing for a washing machine and plumbing for a tumble dryer.





Study/ Fourth Bedroom

With a double-glazed window to the front elevation, radiator and a door leading to:

Shower Room

8' 0" x 4' 0" (2.44m x 1.22m)

With spotlights, shower cubicle with shower screen and shower head over, WC, wash hand basin with under basin storage, radiator and a door providing additional access to the utility room.

First Floor Landing

With a double-glazed window to the side elevation.

Bedroom One

11' 7" x 11' 4" (3.53m x 3.45m)

With a double-glazed window to the rear elevation and a radiator.

Bedroom Two

11' 4" x 9' 7" (3.45m x 2.92m)

With a double-glazed window to the front elevation and a radiator.

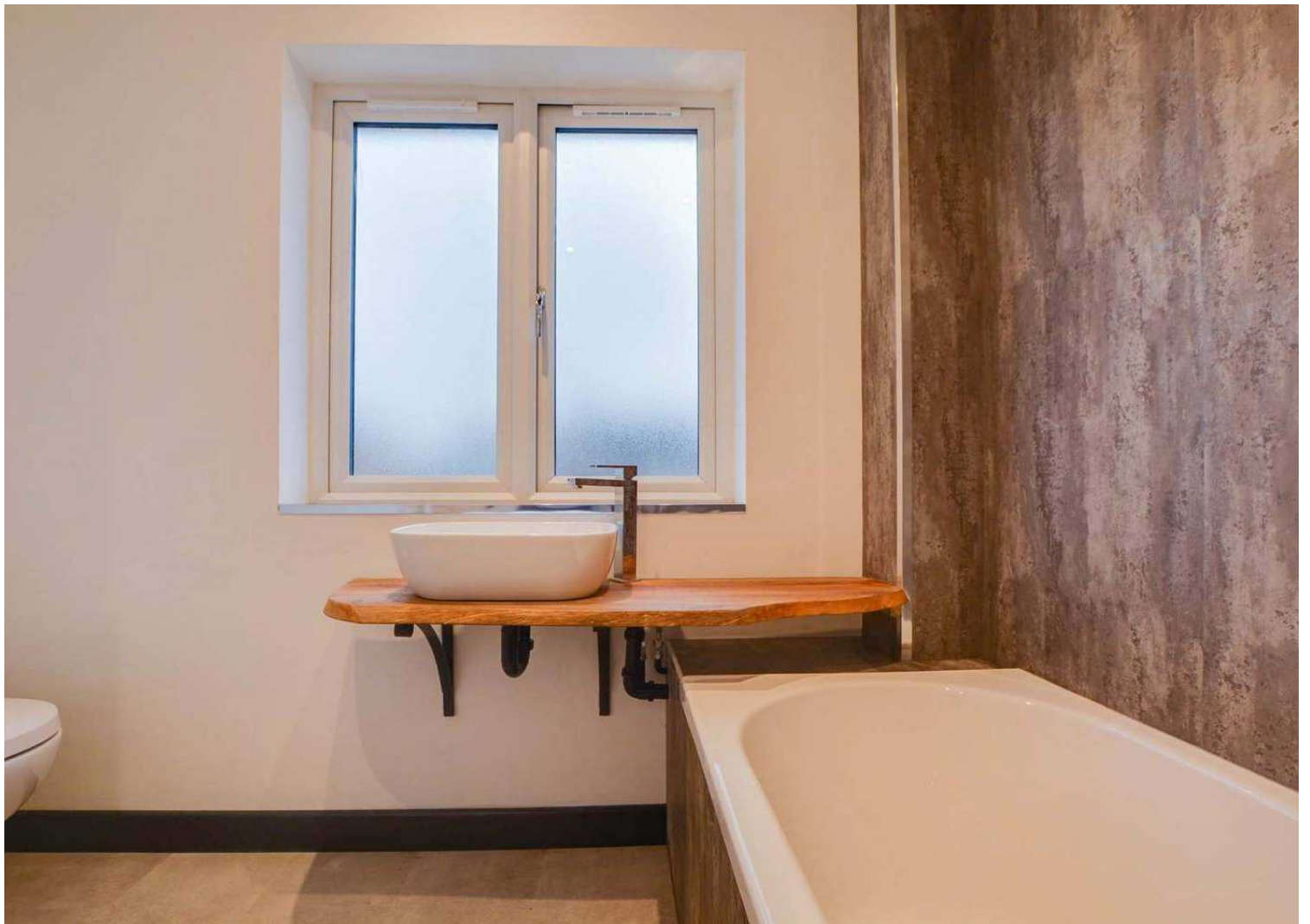
Bedroom Three

8' 6" x 8' 6" (2.59m x 2.59m)

With a double-glazed window to the rear elevation and a radiator.









Rear Garden

A generous sized rear garden with slabbed patio seating area, beautifully maintained lawn, flower beds and well-maintained fenced perimeter borders.

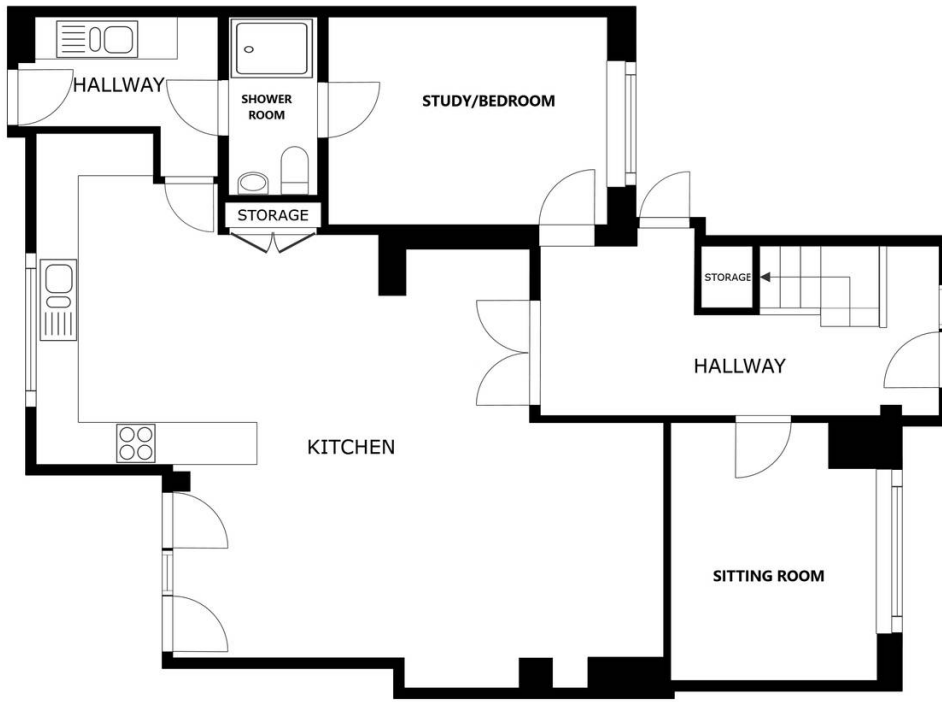
Bathroom

6' 7" x 5' 4" (2.01m x 1.63m)

With a double-glazed window to the front elevation, bath with shower over, shower screen, WC, wash hand basin with feature hardwood surface, bathroom wall panels and a tall feature radiator.

Driveway

Block paved driveway for three vehicles.



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 98.1 m² FLOOR 2 43.1 m²
 TOTAL : 141.2 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 98.1 m² FLOOR 2 43.1 m²
 TOTAL : 141.2 m²
 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: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

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