



Lamborne Road, West Knighton

£400,000

An EXTENDED FOUR BEDROOM semi-detached property featuring off road parking for two cars as well as a lovely rear garden with paved patio seating areas and lawn providing an ideal space for relaxing on warmer days.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



0116 288 4888





Entrance Porch

Leading to:

Entrance Hall

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

Lounge

24' 9" x 11' 6" (7.54m x 3.51m)

With double glazed bay window to the front elevation, double glazed patio doors to the rear elevation, gas fire, radiator.

Conservatory

13' 1" x 10' 6" (3.99m x 3.20m)

With double glazed windows and door to the rear elevation.



Kitchen Diner

24' 8" x 12' 10" (7.52m x 3.91m)

With double glazed windows to the front elevation, three double glazed roof windows, wall and base units with work surface over, centre island, sink, oven and hob, tiled floor.

Utility Area

With work surface.

Ground Floor Shower Room

8' 3" x 5' 2" (2.51m x 1.57m)

With double glazed window to the rear elevation, wash hand basin, walk-in shower cubicle, low-level WC, tiled walls, tiled floor.

Bedroom Four

11' 8" x 7' 11" (3.56m x 2.41m)

With French doors to the rear elevation, radiator.

First Floor Landing

With double glazed window to the side elevation, access to the following rooms:

Bedroom One

12' 0" x 11' 6" (3.66m x 3.51m)

With double glazed bay window to the front elevation, radiator.

Bedroom Two

12' 1" x 11' 6" (3.68m x 3.51m)

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

Bedroom Three

8' 0" x 6' 6" (2.44m x 1.98m)

With double glazed window to the front elevation, laminate floor, radiator.

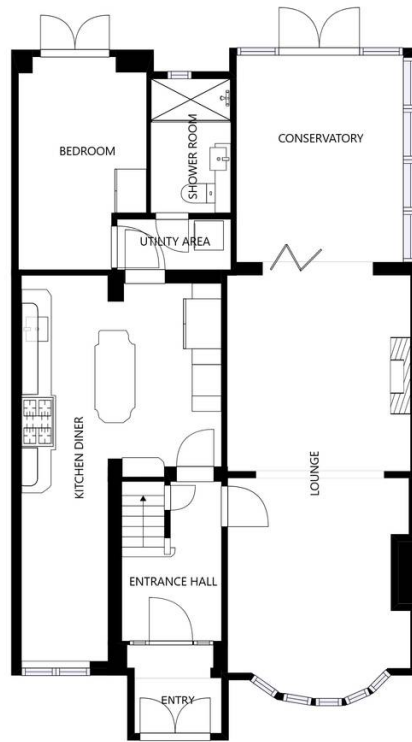
Bathroom

6' 11" x 6' 5" (2.11m x 1.96m)

With window to the rear elevation, bath having shower over, low-level WC, wash hand basin, tiled walls, tiled floor, chrome heated towel rail.

Rear Garden

With paved seating areas, lawn, flowerbeds and shrubs, shed, fencing to perimeter.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



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