

## Knighton Lane, Aylestone

In Excess of £310,000

A CHARMING SEMI-DETACHED PERIOD HOME in Aylestone with accommodation over THREE FLOORS to include TWO RECEPTION ROOMS and THREE BEDROOMS, with an established REAR GARDEN. No Upward Chain.

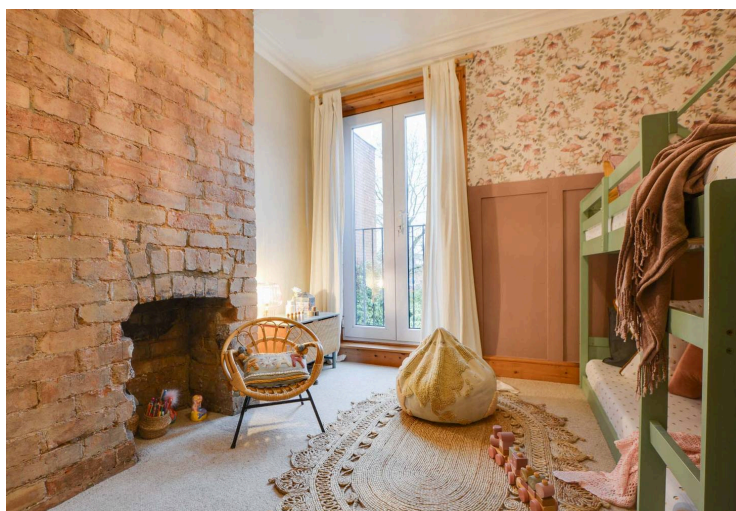
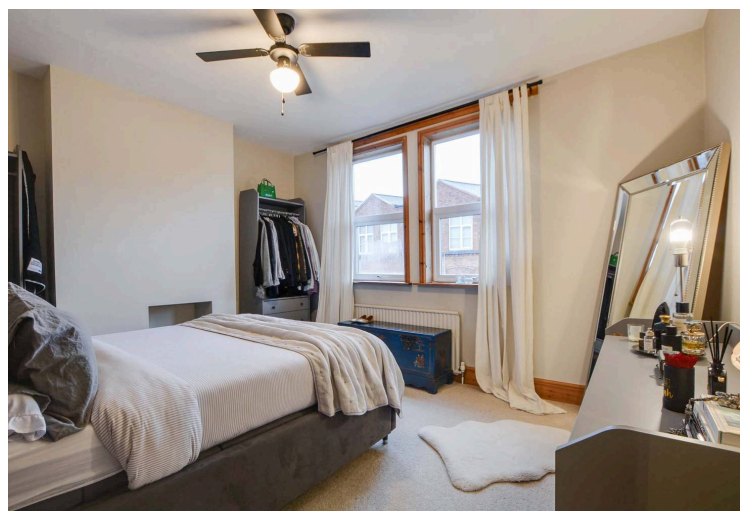
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E







### Entrance Hall

With Welsh slate tiled floor, door providing access to cellar, stairs to first floor.

### Reception Room One 14' 7" x 13' 5" (4.45m x 4.09m)

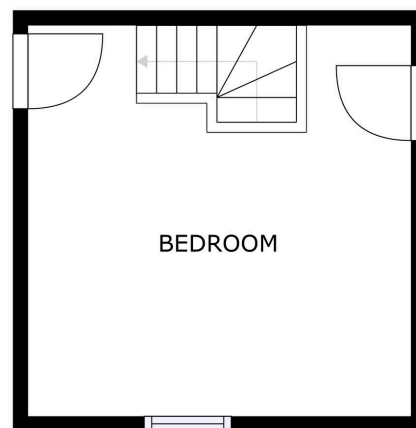
With double glazed bay window to the front elevation, polished wooden floor, chimney breast with log burning stove, coving to ceiling, ceiling rose, TV point, radiator.

### Reception Room Two 13' 6" x 11' 4" (4.11m x 3.45m)

With double glazed window to the rear elevation, double glazed French doors to rear elevation, polished wooden floor, chimney breast with fire surround and hearth, ceiling coving, ceiling rose, TV point, radiator.

### Kitchen 20' 10" x 7' 5" (6.35m x 2.26m)

With double glazed windows to the side elevation, double glazed skylight, wood flooring, a range of wall and base units accompanied by butcher block work surfaces incorporating a stainless steel sink and mixer tap, integrated appliances include an inset four-ring gas hob and oven, extractor hood over plumbing for a washing machine and dishwasher, space for tall fridge freezer, overhead storage, door providing access to the rear garden, door providing access to downstairs WC.



FLOOR 3

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

### Downstairs WC

With windows to rear elevation, low-level WC, wash hand basin, tiled splash backs.

### First Floor Landing

With double glazed window to side elevation, stairs providing access to second floor, radiator.

### Bedroom One 13' 6" x 12' 1" (4.11m x 3.68m)

Measurement into bay window. With two double-glazed windows to the front elevation, chimney breast, radiator.

### Bedroom Two 11' 5" x 10' 7" (3.48m x 3.23m)

With double-glazed French doors leading to Juliet balcony, chimney breast with exposed brickwork, ceiling coving, radiator.

### Bathroom 11' 5" x 7' 6" (3.48m x 2.29m)

With double glazed windows to the side elevation, ceramic tiled flooring, corner bath with shower head over and shower screen, low-level WC, wash hand basin, tiled splash backs, chrome wall-mounted radiator.

### Second Floor Landing

Providing access to bedroom three.

### Bedroom Three 13' 6" x 13' 6" (4.11m x 4.11m)

With double glazed window to side elevation, TV point, under-eaves storage, radiator.

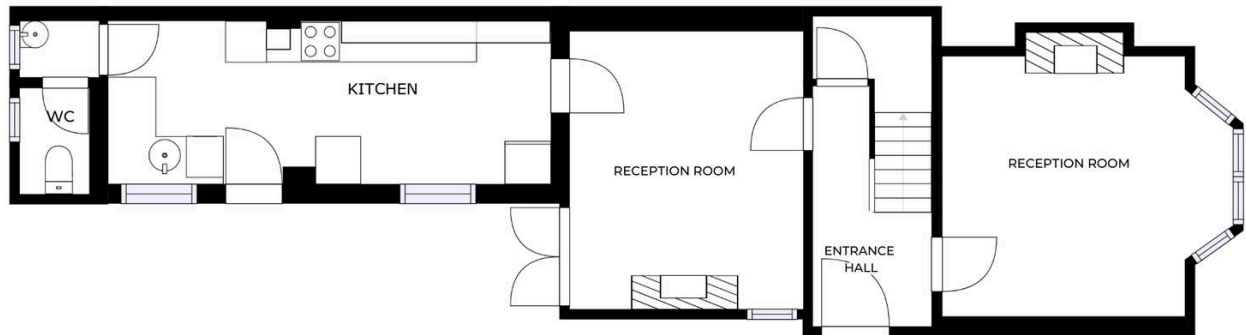
### Front Garden

A front frontage, with gravelled side providing access to side front door.

### Rear Garden

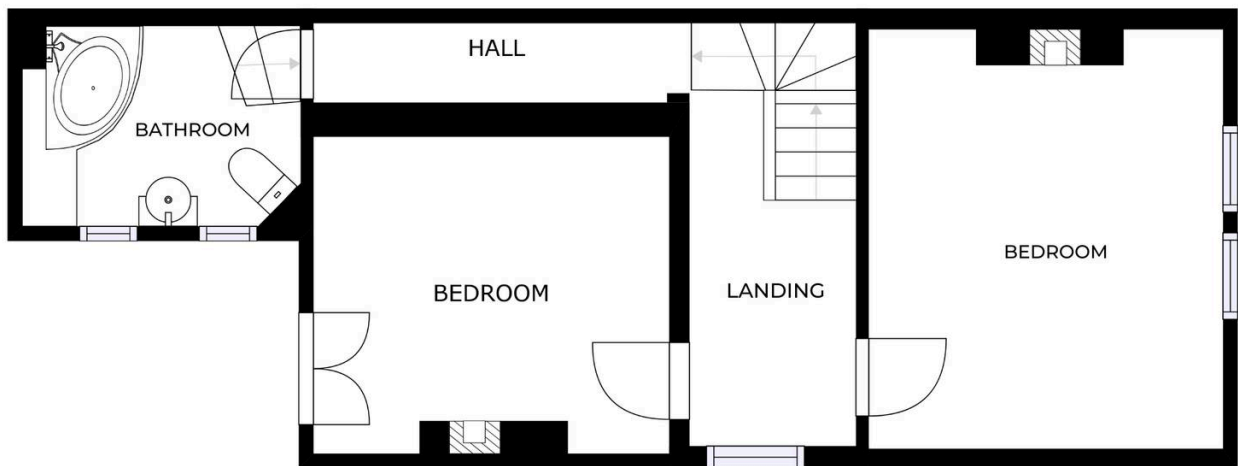
With paved patio seating area, lawn and established mature flowerbeds and shrubs.





FLOOR 1

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FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



You can ~~well keep your house...~~ The text can be modified upon generating your brochure.



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