



## Fairholme Road, West Knighton

Offers Over £315,000

Charming 3-bed detached house in West Knighton with no chain. Spacious lounge, kitchen, gardens, garage, and outdoor WC.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D







### Entrance Hallway

Entered via a uPVC double glazed door to the front of the property, stairs providing access to the first floor landing, radiator

### Through Lounge Diner 27' 1" x 11' 10" (8.25m x 3.61m)

A light and airy through lounge diner, boasting plenty of natural light coming through the uPVC double glazed window to the front elevation, double glazed sliding patio doors providing access to the rear garden, living flame gas fire with marble effect surround and hearth, television point and two radiators. Please note: length measurement is into the bay window and the width measurements narrows to 3.26m

### Kitchen 14' 0" x 7' 7" (4.27m x 2.31m)

With a uPVC double glazed window to the side elevation, a range of white base and wall units, accompanied by rolled-edge laminated work surfaces, stainless steel sink, drainer and mixer tap, tiled splash backs, space for a freestanding gas hob/oven, plumbing and space for a washing machine, space for a fridge freezer, a wall mounted boiler and a double glazed door leading to the rear garden.



### **First Floor Landing**

Having a double glazed window to the side elevation.

**Bedroom One** 11' 10" x 11' 5" (3.60m x 3.48m)

With a uPVC double glazed window to the front elevation, radiator.

**Bedroom Two** 12' 8" x 8' 10" (3.85m x 2.68m)

Having a uPVC double glazed window to the rear elevation, built-in wardrobes and a radiator.

**Bedroom Three** 8' 1" x 6' 6" (2.46m x 1.97m)

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

**Bathroom** 7' 7" x 8' 11" (2.30m x 2.72m)

This three-piece bathroom suite has an obscured uPVC double glazed window to the rear elevation, bath with shower over, low-level WC, wash hand basin, tiled splash back, built-in cupboard, chrome heated towel rail.

### **Front Garden**

To the front and side there is a garden with steps (with hand rail) providing access to the front door.

### **Rear Garden**

To the rear of the property there is well maintained rear garden consisting of slabbed patio seating area, lawn area, mature and established flower beds, fence perimeter borders and outside WC.

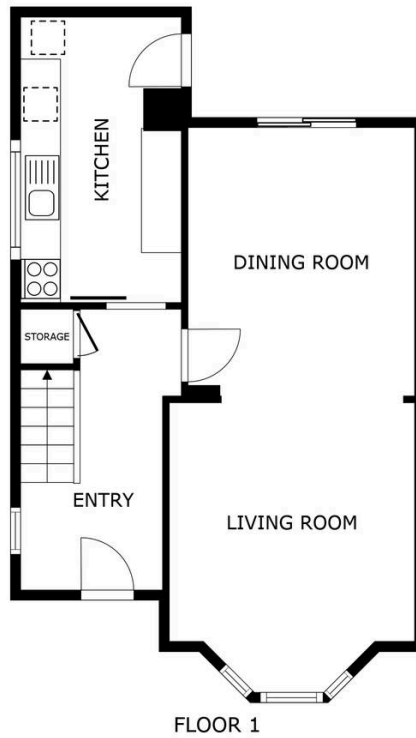
### **Garage**

A garage is located to the rear of the property with an up and over door.

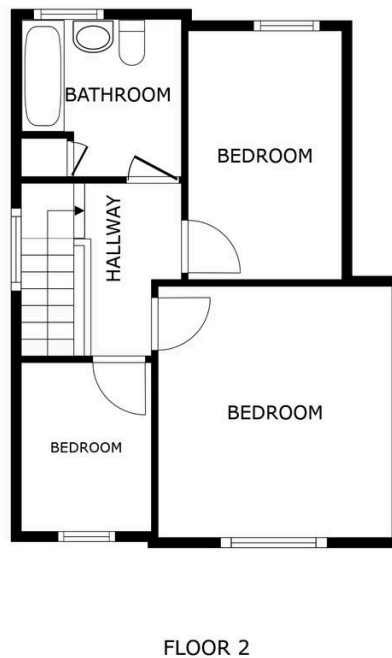
### **Off Street**

A car standing can be found at the rear of the property leading to the garage.





SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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