



JAMES
SELICKS

25 HYLION ROAD

WEST KNIGHTON, LEICESTER LE2 6GQ

PRICE: £300,000

25 Hylion Road, West Knighton, Leicester LE2 6GQ

An attractive, three bedroom semi-detached property, located in the popular suburb of West Knighton.

Porch • entrance hall • through lounge/dining room • kitchen • hallway • cloakroom • utility cupboard • three bedrooms • bathroom • walled frontage • off road parking • good-sized lawned rear gardens • timber shed • single garage • EPC - E

Location

The property is located just off the A50 Welford Road, providing convenient access to the city centre with its professional quarters and mainline railway station, and local shopping facilities along Overdale Road, together with Knighton Park found only a short distance away, the M1/M69 motorway links are also conveniently reached via Asquith Way.

Accommodation

The property is entered via a uPVC front door into a porch with a wooden inner door leading into an entrance hall with a window to the side, housing the stairs to the first floor with an understairs storage cupboard beneath. The through lounge dining room provides a dining area with a uPVC bay window to the front elevation and is open to the sitting room area, having a gas living flame effect fire with a stone surround and a uPVC double glazed window and patio door to the rear garden. The kitchen has a range of cream eye and base level units, wooden preparation surfaces, a stainless steel sink and tiled splashbacks, an integrated Bosch stainless steel oven, a four-ring gas hob and concealed extractor unit above, integrated fridge and a uPVC double glazed window to the side elevation. A small hallway leads to a wooden clad cloakroom with a WC and a utility cupboard providing plumbing for a washing machine and tumble dryer.

To the first floor a landing with a window to the side. The master bedroom has built-in wardrobes and a uPVC double glazed window to the front elevation. Bedroom two is also a double with built-in cupboards and a uPVC double glazed window to the rear elevation. Bedroom three has a uPVC double glazed window to the front elevation. The accommodation is completed by a bathroom with a frosted uPVC double glazed window to the rear, a built-in floor to ceiling cupboard housing the hot water cylinder and a three piece suite comprising a WC, wash hand basin with cupboards beneath and a bath with shower over, part tiled walls and vinyl flooring.

Outside

To the front of the property is walled, landscaped frontage providing off road parking for one vehicle. To the rear of the property are good-sized lawned gardens with mature planted borders and fenced boundaries, a timber shed and a single garage with an electric point.

Tenure: Freehold

Local Authority: Leicester City Council, **Tax Band:** C

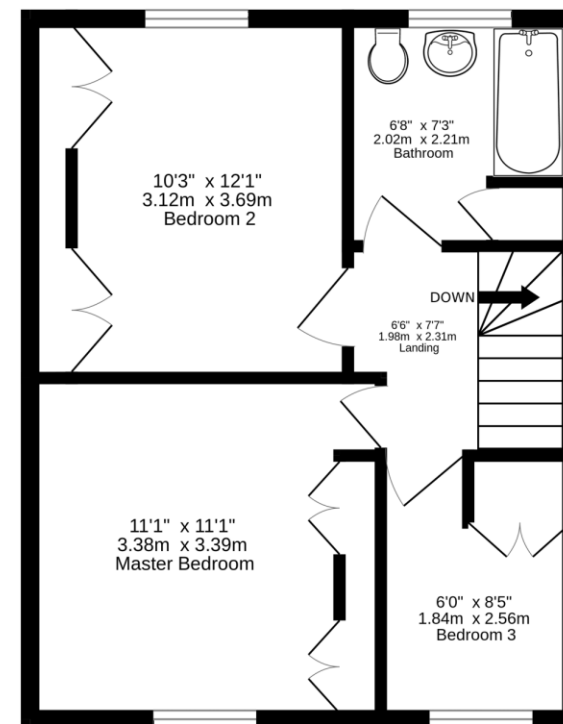
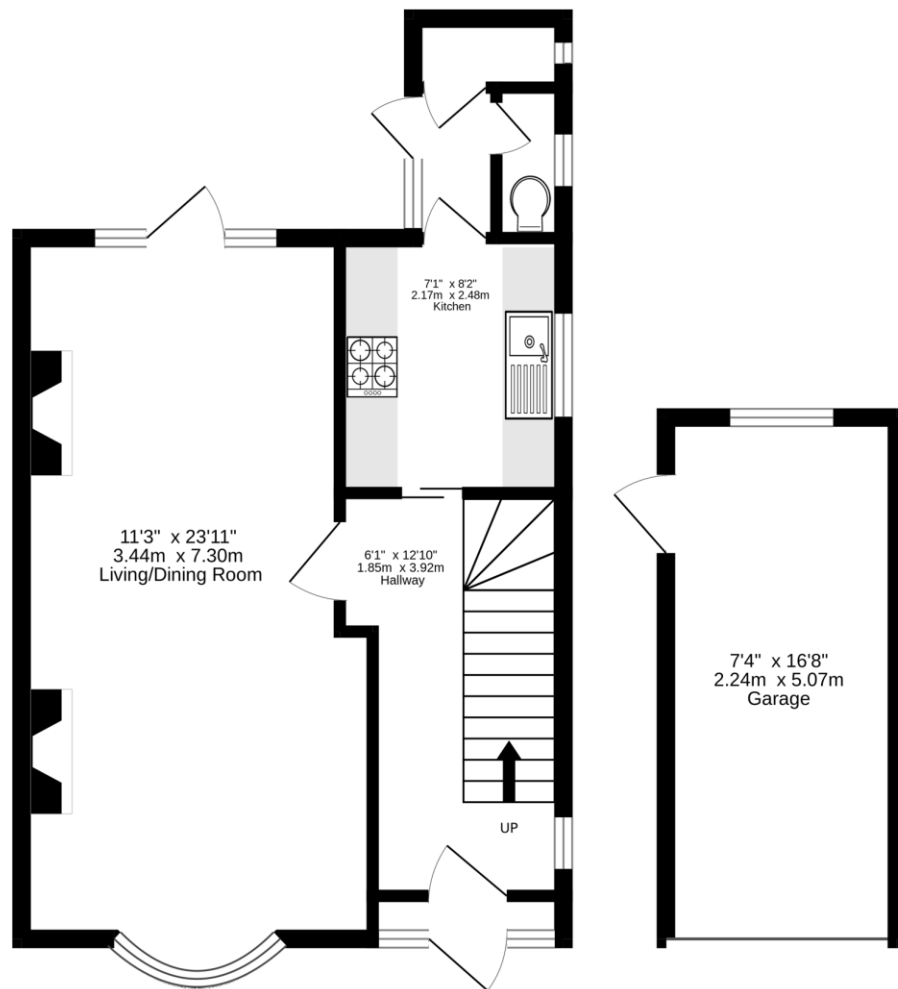
Services: The property is offered to the market with all mains services and gas-fired central heating.

SatNav Info: The property's postcode is LE2 6GQ, and the house number is 25.





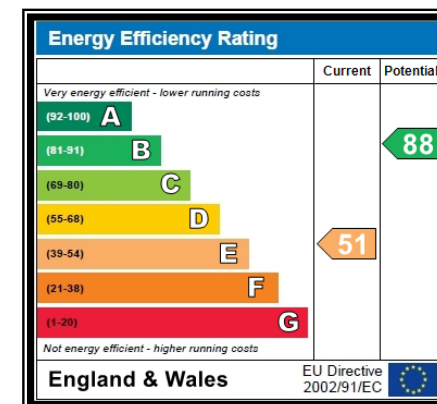




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Total Approximate Gross Internal Floor Area = 922 SQ FT / 85 SQ M

Measurements are approximate.
Not to scale.
For illustrative purposes only.



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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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