

JAMES  
SELICKS

9 BRINSMEAD ROAD

SOUTH KNIGHTON, LEICESTER

GUIDE PRICE: £395,000



## 9 Brinsmead Road, South Knighton, Leicester LE2 3WD

An attractive three bedroom semi-detached family home presented in a contemporary manner with a fantastic dining kitchen, in the fashionable suburb of South Knighton.

Entrance hall • through lounge/dining room • dining kitchen • three bedrooms • bathroom • frontage • driveway • garage • landscaped south-east facing gardens • EPC - D

### Location

Approximately two miles south of Leicester city centre, South Knighton provides excellent access to the M1/M69 motorway networks, with local shopping facilities found at the nearby Queens Road in Clarendon Park.

### Accommodation

A brick storm porch and wooden/glazed door with windows above leads into the entrance hall, wooden flooring, housing the stairs to the first floor with an understairs storage cupboard beneath. The through lounge/dining room has a uPVC double glazed bay window to the front, a feature inset space into the chimneybreast with shelving into the recesses and a square archway leading through to the lounge, with an inset feature cast iron fire into the chimneybreast with shelving into one recess, wooden flooring and ceiling coving throughout, and a sliding door leading onto the patio entertaining area.

The dining kitchen enjoys two uPVC double glazed windows overlooking the rear garden and boasts an excellent range of wooden eye and base level units and drawers with ample preparation surfaces, a circular stainless steel sink with mixer tap over, glass tiled splashbacks, integrated appliances including a Smeg stainless steel oven, four-ring Smeg gas hob, fridge and freezer; there is plumbing for an automatic washing machine and a slimline dishwasher, inset ceiling spotlights, wood effect laminate flooring, a door to the rear and access to the garage.

To the first floor is a landing with a frosted uPVC double glazed window to the side. The master bedroom has a uPVC double glazed window to the rear, a good range of built-in wardrobes and cupboards, picture rail and wooden flooring. Double bedroom two has wooden flooring, a uPVC double glazed bay window to the front and a good range of built-in wooden wardrobes and cupboards. Bedroom three has a uPVC double glazed window to the front. The bathroom provides a contemporary three piece suite comprising an enclosed WC, a wash hand basin with storage beneath and a panelled bath with glazed screen and shower over, built-in airing/storage cupboard, chrome heated towel rail, part tiled walls, tiled flooring and a frosted uPVC double glazed window to the rear.

### Outside

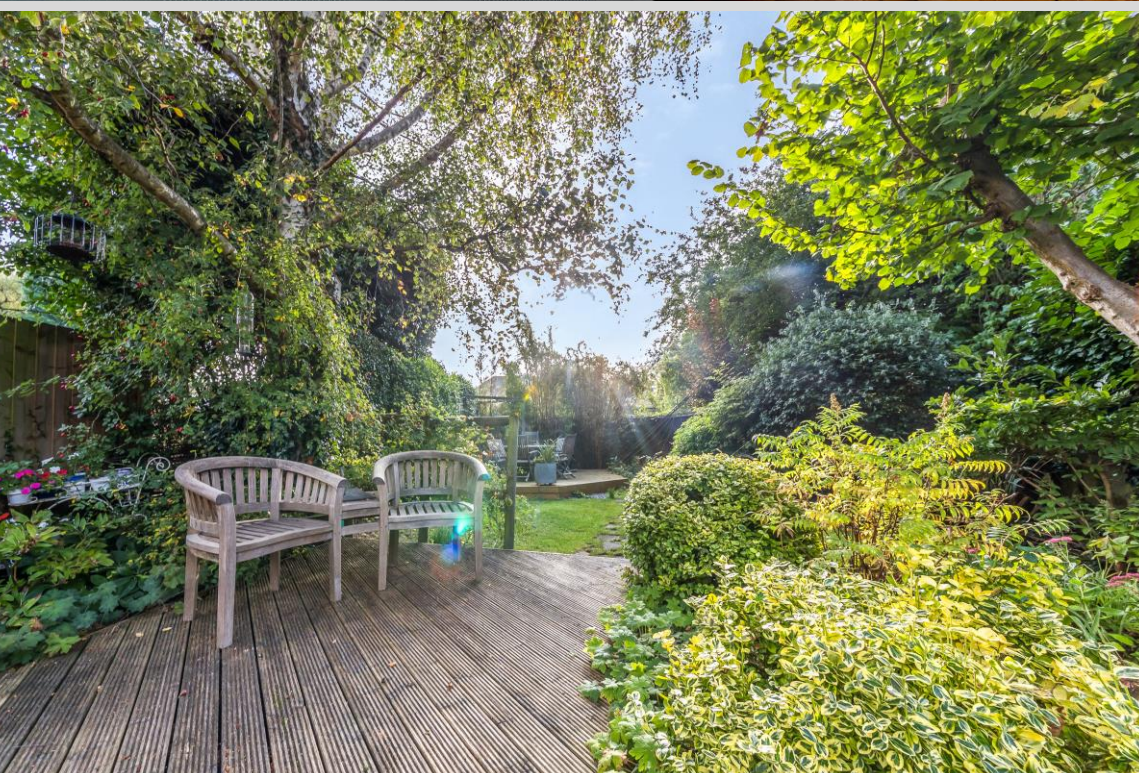
The property has a planted frontage and a gravelled area providing off street car standing for two cars leading to the single garage, with an electric up and over door, power and light, housing the Ideal wall mounted boiler. To the rear is a random flagged patio entertaining area with steps down to beautifully landscaped south-east facing lawned gardens with a pond, two raised decked seating areas, trees and shrubs, hedged and fenced boundaries.

Tenure : Freehold

Local Authority : Leicester City Council, Tax Band : D







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		86
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

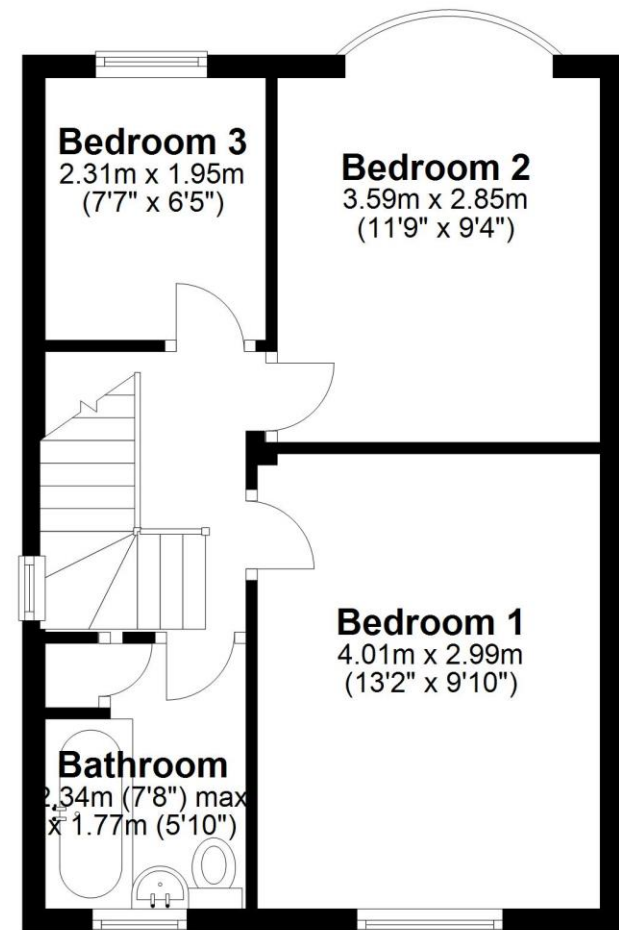
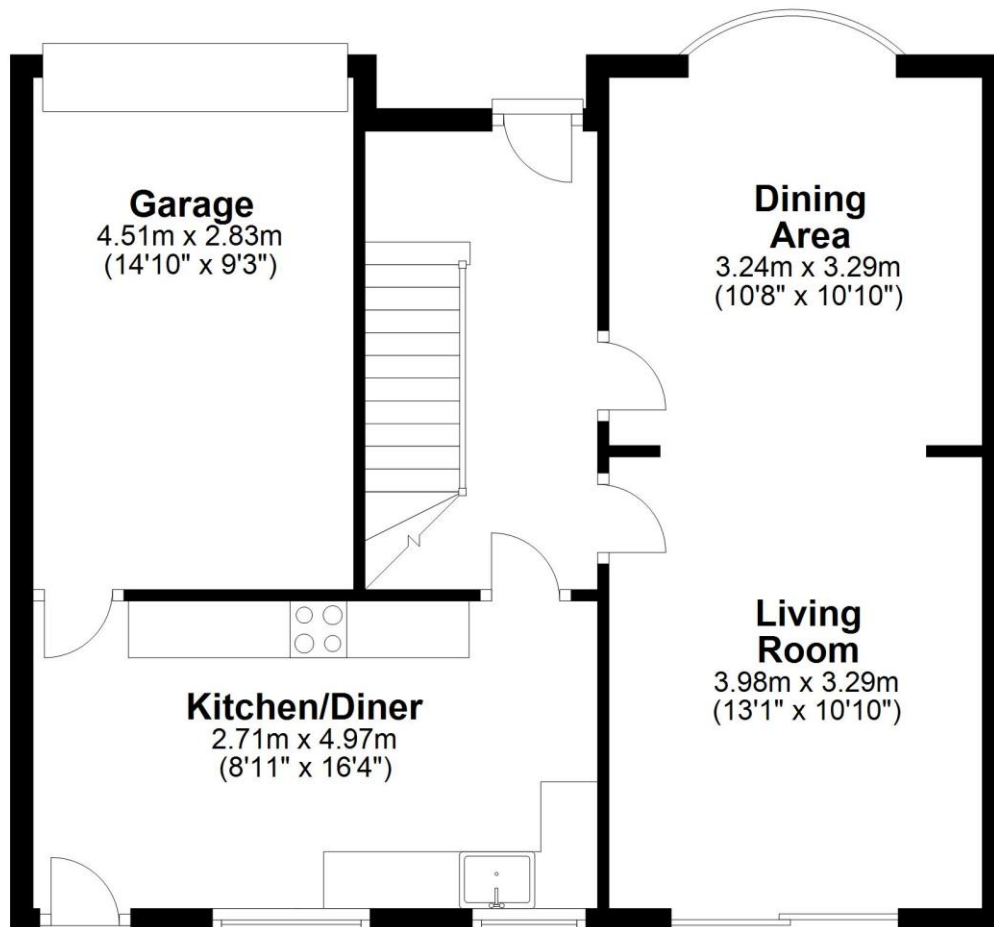
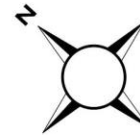
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Total Approximate Gross Internal Floor Area = 1037 SQ FT / 96 SQ M

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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