Phillips George

FOR SALE

£425,000

4 Bed Mid Terraced House in Knighton Road, Knighton LE2 3TQ

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PROPERTY FEATURES

- No Chain
- Four Double Bedrooms
- En-Suite To Master
- Great Features
- Popular Location
- Courtyard Style Garden
- On Street Parking
- Well Presented Throughout
- Three Reception Rooms
- Call To View

FULL DESCRIPTION

ENTRANCE HALL

Spacious entrance hall with feature original Minton tiled floor, coving to the ceiling, stairs off to the first floor, radiator and security alarm.

SITTING ROOM

12' plus bay x 10' 9" (3.66m x 3.28m) Light and airy sitting room with fireplace with gas connection point, wood floor, ceiling moulding and coving to the ceiling, bay window to the front elevation and radiator.

LOUNGE

14' 2" x 11' 11" (4.32m x 3.63m) Relaxing lounge area with feature exposed brickwork chimney breast, original French doors to the courtyard garden, wood floor and radiator.

KITCHEN/DINER

21' x 9' 9" (6.4m x 2.97m) Large kitchen diner comprising base and wall mounted units with complementary work surfaces, sink unit with drainer, gas cooker point, plumbing for washing machine, built in fridge freezer, cupboard housing the boiler, tiled splash backs, spotlights, tiled floor, three windows to the side elevation and radiator.

BREAKFAST ROOM

9' 9" x 8' 11" (2.97m x 2.72m) Cosy breakfast room with feature exposed brick wall, tiled floor, Velux window, radiator, door to the rear garden and window to the rear elevation.

WC

3' 11" x 3' 5" (1.19m x 1.04m) Comprising was hand basin, low flush w.c., tiled splash backs, tiled floor, under stairs storage cupboard, window to the side elevation and radiator.

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LANDING
With stairs off to the second floor, storage/laundry cupboard, spotlights, radiator and access to the loft.

BEDROOM
15' 11" x 11' 2" (4.85m x 3.4m) Larger than average bedroom with bay window to the front elevation, spotlights and radiator.

BEDROOM
12' x 11' 11" (3.66m x 3.63m) With built in wardrobes, spotlights, window to the rear elevation and radiator.

BEDROOM
13' x 9' 4" (3.96m x 2.84m) Tastefully decorated bedroom with spotlights, access to the loft, windows to the side and rear elevations and radiator.

BATHROOM
7' 8" x 6' 4" (2.34m x 1.93m) Modern bathroom comprising panelled bath with shower over, wash hand basin, low flush w.c., tiled splash backs, shaver point light, extractor fan, heated towel rail, spotlights and Velux window.

LANDING

MASTER BEDROOM
25' 10" max x 14' 7" max (7.87m x 4.44m) Occupying the entire second floor and having a great selection of built in wardrobes, additional storage in the eaves, spotlights, t.v. point, radiator and window to the rear elevation.

ENSUITE
12' 10" x 3' 4" (3.91m x 1.02m) Comprising shower cubicle, wash hand basin, low flush w.c., tiled splash backs, tiled floor, extractor fan, heated towel rail, spotlights and Velux window.

OUTSIDE
The front of the property is pebbled with a fenced surround and path to the front door. The rear garden is in a courtyard style ideal for BBQ's and drinks in the garden. There is a garden shed, outside tap, gated side access and a fenced surround.

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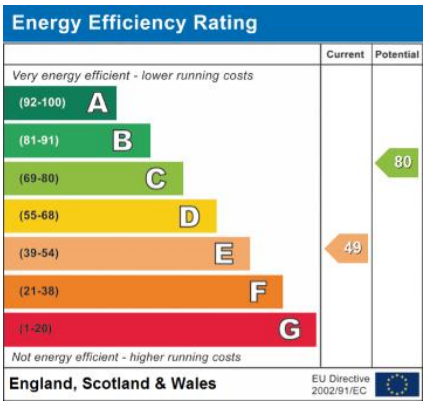

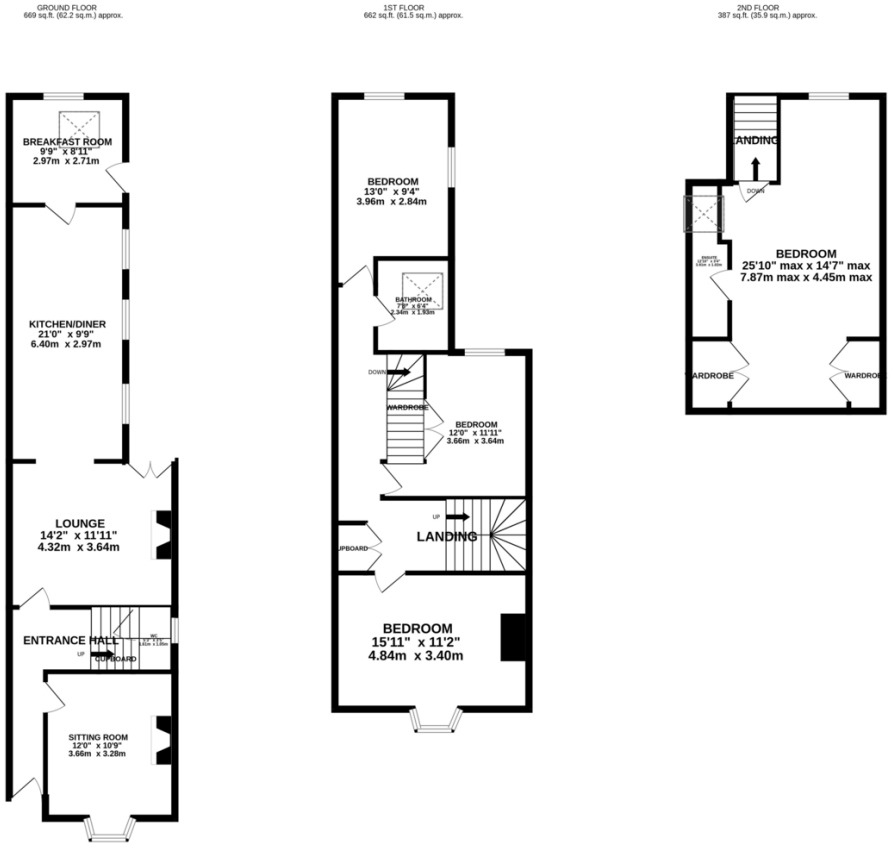

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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