



## 34 Northfold Road, Leicester, LE2 3YG

An attractive traditional extended semi detached property located in the much favoured location of Knighton. Providing good access for all local amenities, good performing schools, and Leicester city centre. Internally the property internally comprises of entrance hallway, lounge, open plan kitchen diner, conservatory, utility room, downstairs WC/cloaks, bedroom four which can have multipurpose use, three bedrooms, family bathroom with shower over. Externally there is a driveway to the front leading to cover storage space with access to the utility room and to the rear there is an enclosed rear garden. An internal inspection is highly recommended to appreciate the size and quality of accommodation on offer.

**Price £315,000**

# 34 Northfold Road

, Leicester, LE2 3YG



- SOUGHT AFTER LOCATION
- RE ROOFED IN SEPTEMBER 2022
- MODERN BATHROOM WITH SHOWER OVER
- TOTLA FLOOR SPACE 103 SQUARE METRES
- VIEWING ADVISED
- SPACIOUS OPEN PLAN KITCHEN/DINER
- EPC RATING D
- EXTENDED FOUR BEDROOM SEMI DETACHED PROPERTY
- CONSERVATORY LEADING TO AN ENCLOSED REAR GARDEN
- COUNCIL TAX BAND B

## FRONT ELEVATION

ENTRANCE HALLWAY

LOUNGE

10'7" x 13'9" (3.25 x 4.2)

KITCHEN/DINER

11'9" x 17'1" (3.6 x 5.23)

CONSERVATORY

7'10" x 11'1" (2.39 x 3.39)

UTILTY ROOM

6'11" x 18'0" (2.12 x 5.5)

DOWNSTAIRS WC/CLOAKS

BEDROOM/OFFICE

7'6" x 10'11" (2.3 x 3.35)

## STAIRS AND LANDING

BEDROOM ONE

10'5" x 13'5" (3.2 x 4.1)

BEDROOM TWO

10'5" x 11'9" (3.2 x 3.6)

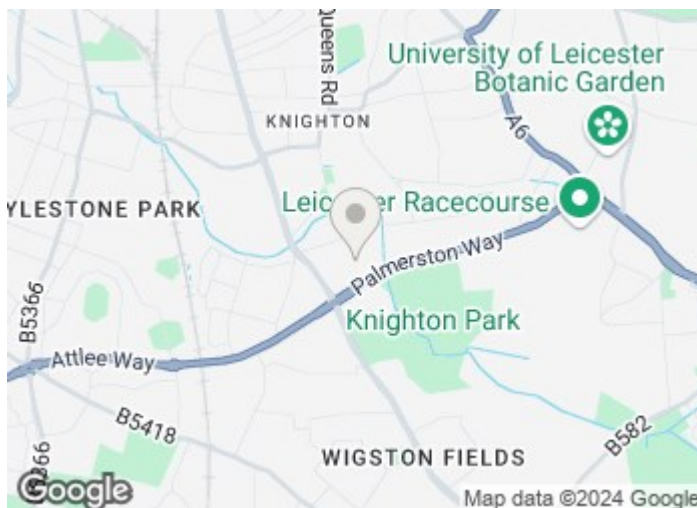
BEDROOM THREE

6'0" x 6'6" (1.85 x 2)

FAMILY BATHROOM

DRIVEWAY

REAR ENCLOSED GARDEN



## Directions





# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

