



Welford Court, Knighton, Leicester, LE2 6ER



Part of
**SHELDON
BOSLEY
KNIGHT**
LAND AND
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PROFESSIONALS

Property Description

A versatile two / three bed roomed dormer bungalow situated in a convenient setting off the Welford Road. The property benefits from gas fired central heating, double glazing and is approached via an entrance hall, sitting room with patio doors leading onto the rear gardens, kitchen, large store room which offers excellent potential, dining room / bedroom 3, bedroom 2 and shower room.

To the first floor there is a large versatile landing space, master bedroom with en-suite shower room.

Outside off road parking, good sized gardens to the rear.





Key Features

- Generous Plot
- Two / Three Bedrooms
- Detached Dormer Bungalow
- Kitchen and Store Room
- Off Road Parking
- Upvc Double Glazing
- Downstairs Shower Room
- Well Kept Rear Garden
- Viewing Recommended

**Offers In Excess Of
£400,000**

LOCATION

The property is conveniently located off Welford Road and is handy for the nearby local shops on Welford Road, Queens Road and in nearby Oadby, Leicester and Wigston, together with Fosse Park shopping centre.

The area has reputable local schools, recreational facilities and bus services. For the commuter the nearby ring road provides access to junction 21 of the M1 and M69 and Leicester has rail services to London St Pancras International.

VIEWINGS

All viewings should be arranged by calling Andrew Granger & Co on 0116 2429922.

ACCOMMODATION IN DETAIL

GROUND FLOOR

ENTRANCE HALL

Via traditionally styled front door and radiator. Staircase rising to the first floor.

SITTING ROOM

15'3" x 14'11"

A light and airy sitting room with UPVC patio doors with side screens leading to the rear gardens, two radiators and living flame effect gas fire with tiled surround.

KITCHEN

12'10" x 9'7"

Comprising a range of limed oak effect base and wall mounted cupboards with work surface over, inset stainless steel sink and drainer unit with mixer tap over, freestanding cooker, integrated dishwasher, fridge, freezer and washing machine. Further wall mounted units with leaded

glazing and display shelving, radiator and double glazed window to the front elevation.

STORE ROOM

15'7" x 8'2"

A versatile room adjacent to the kitchen which offers excellent scope and includes a double glazed window to the front elevation, radiator, wall and base level cupboards, wall mounted gas fired central heating boiler and door to side.

DINING ROOM / BEDROOM 3

12'4" x 9'0"

With double glazed window to the front elevation and radiator.

BEDROOM 2

12'3" x 8'3"

Double glazed window to the rear elevation, radiator and useful storage cupboard.

SHOWER ROOM

Comprising low flush w.c, bidet, pedestal wash hand basin, wall tiling, shower and double glazed window to the rear elevation.

FIRST FLOOR

LARGE LANDING

19'11" (max) x 12'2"

A large spacious landing with double glazed windows to the front and side elevations, radiator and doorway to;

MASTER BEDROOM

16'0" x 15'9"

With double glazed window to the front elevation, two radiators, built in wardrobes and access to eaves space. Airing cupboard with hot water cylinder tank.





EN-SUITE

12'10" (max) x 6'4"

Comprising low flush w.c, bidet, pedestal wash hand basin and shower with tiled surround.

OUTSIDE

To the front of the property there is gravelled off road parking. To the rear and side there are good sized gardens, laid mostly to lawn with patio area immediately to the rear.

MONEY LAUNDERING

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

APPRAISALS & SURVEYS

If you have a house to sell then we offer a free valuation, without obligation.

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our Surveying Department on 0116 242 9933.

ENERGY PERFORMANCE RATING - D

COUNCIL TAX BANDING E

STAMP DUTY from 23rd September 2022

Normal Rate

Up to £250,000 - 0%

£250,001 to £925,000 - 5%

£925,001 to £1.5 million - 10%

Over £1.5 million - 12%

First Time Buyers

UP to £425,000 - 0%

£425,001 to £625,000 - 5%

Homes above £625,000 - Normal rates apply

You usually pay 3% on top of these rates if you own another residential property. It is recommended buyers check Stamp Duty rates for their particular situation on the government website:
<https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>



Floorplan



Ground Floor



First Floor

Created using Vision Publisher™



EPC Rating - D

Tenure - Freehold

Council Tax Band - E

Local Authority
Leicester City Council

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



To arrange a viewing please contact our Leicester (AG) office on 0116 242 9922



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