



Ventnor Road, Knighton, Leicester, LE2 3RL



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

Property Description

A beautifully presented and spacious four bedroomed detached family home situated on a wide corner plot on the highly desirable Ventnor Road.

The property benefits from having gas fired central heating, UPVC and part Aluminium double glazing, "Kinetic" soft water system and electric vehicle charging point. The property is approached via an entrance hallway with staircase rising to the first floor, sitting room with bay window and log burner, open plan living/kitchen/diner with bi-fold doors onto the rear gardens, utility room and ground floor W.C.

To the first floor there are three bedrooms and family bathroom. Stairs rising to second floor master suite fitted with a range of furniture and ensuite shower room.

Outside there are gardens to the front and side with parking for side. The rear garden features patio, lawned area and a further patio to the rear of the garden. Converted garage creating a home office and a separate storage area.





Key Features

- 4 Double Bedroom Extended Detached Family Home
- Fantastic spacious Living / Kitchen / Dining Room
- Utility Room and Downstairs W.C
- Master Bedroom with En-suite
- Three Further Double Bedrooms and Family Bathroom
- Wonderful Corner Plot Position
- Converted Garage to Create Home Office and Storage Room
- Off Road Parking for 2 Vehicles
- Highly Desirable Location
- Energy Performance Rating - D

**Offers In Excess Of
£675,000**

LOCATION

The property is situated within the highly sought-after and well established residential area of South Knighton just off Shanklin Drive, giving easy access to Allandale Road and Francis Street shops, recreational facilities including sporting and leisure opportunities including golf, tennis and squash clubs.

Knighton is handy for access to the professional quarters of the City, Leicester Railway Station and the University of Leicester, De Montfort University, Leicester General Hospital and Royal Infirmary, reputable schools for all ages and bus services.

For the commuter the nearby ring road provides access to Junction 21 and the M1 and M69.

VIEWINGS

All viewings should be arranged via Andrew Granger & Co.

ACCOMODATION IN DETAIL

GROUND FLOOR

ENTRANCE HALL

Via traditionally styled front door, two windows to front, radiator, understairs storage cupboard, staircase rising to the first floor, original Oak wooden flooring.

SITTING ROOM

15'0" x 11'11" (4.584 x 3.643)

With Upvc double glazed bay window to the side elevation, log burner with slate hearth, oak wooden flooring, radiator and coving to ceiling.

OPEN PLAN KITCHEN / DINING / FAMILY ROOM

KITCHEN AREA

21'3" x 9'8" (6.491 x 2.970)

Fitted with a range of wall and base level units by the reputable "Dewhirst Kitchen's" with quartz worksurface over, Belfast sink with stainless steel swan mixer tap. Free standing 5 ring "Rangemaster" cooker with gas

hob and electric oven, "Samsung" American style fridge freezer, wine cooler, integrated "Miele" dishwasher. Upvc double glazed window to side and rear aspect, "Amtico" flooring with underfloor heating. Stainless steel sink with mixer tap.

DINING AREA

15'0" x 11'11" (4.586 x 3.638)

Upvc double glazed bay window to front aspect, "Amtico" flooring with underfloor heating, coving to ceiling, fitted display cabinet with glass fronted units, quartz worktop and lighting.

FAMILY AREA

12'10" x 10'11" (3.915 x 3.348)

A spectacular light & airy room with aluminium double glazed bifold doors (fitted "Perfect Fit" pleated blinds) leading out to the rear garden. "Schüco" Aluminium double glazed windows to both sides, "Amtico" flooring with underfloor heating.

UTILITY

Worksurface with plumbing and space for washing machine, door providing access to W.C. Upvc double glazed door leading out to garden.

DOWNSTAIRS W.C

Fitted with a two piece suite comprising of low flush W.C and wash hand basin. tiled splash back, wall mounted "Worcester" combination boiler.

FIRST FLOOR

LANDING

Doors to bedrooms and family bathroom, radiator, Upvc double glazed window to side aspect.

BEDROOM 2

14'4" x 13'11" (4.390 x 4.259)

With Upvc double glazed window to the front and side elevations, fitted wardrobes, radiator and coving to ceiling.





BEDROOM 3

14'6" x 11'8" (4.427 x 3.572)

With Upvc double glazed window to the front and rear elevations, radiator and coving to ceiling.

BEDROOM 4

11'11" x 9'6" (3.652 x 2.903)

With Upvc double glazed window to the rear elevation and radiator.

FAMILY BATHROOM

9'9" x 5'6" (2.975 x 1.692)

Fitted with a three piece suite comprising Villeroy and Boch low flush W.C, vanity wash hand basin, LED touch screen circular mirror, Villeroy and Boch P-shape bathtub with Carron glass shower screen & Hansgrohe shower over, "Karndean" flooring, UPVC double glazed windows to the side elevation and chrome hand towel radiator.

LANDING / STUDY AREA

Stairs rising to second floor, window to front elevation, radiator.

MASTER BEDROOM

29'6" x 17'7" (9.013 x 5.377)

Fitted with a range of bedroom furniture to include a bed frame and headboard, bedside tables, fitted chest of drawers, wardrobes and wall mounted mirror. Upvc double glazed window to rear elevation and x3 double glazed skylights.

EN-SUITE SHOWER ROOM

8'0" x 4'7" (2.448 x 1.419)

Fitted with a three piece suite comprising low flush W.C, vanity wash hand basin and shower cubicle. Chrome ladder towel radiator, tiled floor and tiled surround.

OUTSIDE

GARDEN

Positioned on a corner plot, to the front and side of the property is a lawned garden area with block paved driveway to the side of the property. Enclosed rear garden which is mainly laid to lawn with paved patio

area and raised beds. Separate raised paved patio area to the rear of the garden.

HOME OFFICE

16'8" x 8'8" (5.091 x 2.647)

With "Amtico" flooring, ceiling spotlights and electric points. Upvc double glazed double doors and windows to front & side.

STORE ROOM

Access via garage, electric roller door opening to a small useful storage space.

Anti 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 .

Energy Performance Certificate - D

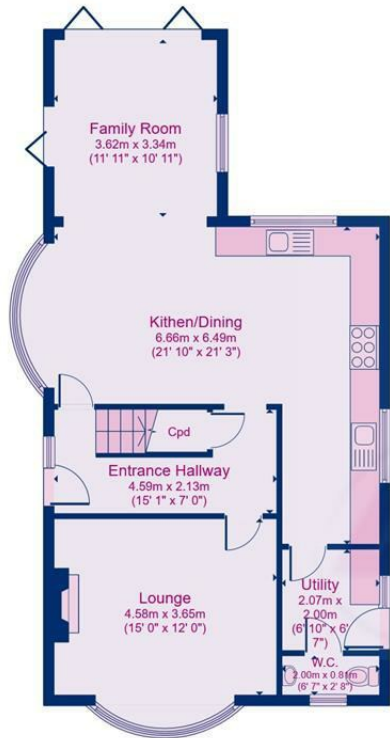
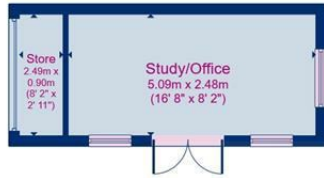
Council Tax & Tenure

We understand the property to be freehold with vacant possession upon completion. Leicester City Council - Tax Band E. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.





Floorplan



Ground Floor

Floor area 79.4 sq.m. (854 sq.ft.) approx



First Floor

Floor area 66.8 sq.m. (719 sq.ft.) approx



Second Floor

Floor area 41.6 sq.m. (448 sq.ft.) approx

Floor plans are for identification purposes only. All measurements are approximate.
Created using Vision Publisher™



EPC Rating - D

Tenure - Freehold

Council Tax Band - E

Local Authority
Leicester

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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