



Knighton Lane East, Leicester, LE2 6FR

**ANDREW
GRANGER & CO**

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Property Description

This traditional three bedroom semi-detached property has been thoroughly modernised and is offered to the market with no upward sales chain. Having been completely re-wired and fitted with a brand new boiler and bathroom, it's perfect for those looking for a stylish and modern home.

Entering into a light and welcoming hallway, the property opens into a large through lounge/dining area. With a front facing bay window alongside rear facing sliding doors leading to the garden, the room is flooded with natural light and provides enough room for the entire family to relax and unwind. This spacious yet cosy space has also been fitted with a characterful wood burner and is the perfect blend of contemporary styling and period features. Overlooking the garden, the kitchen offers a range of base and wall mounted units alongside plenty of workspace, space for appliances and access to an additional store and WC.

Upstairs, the master bedroom is a great size, overlooks the rear garden and features a beautiful exposed fireplace. The second bedroom is another double and comes with the added benefit of inbuilt, floor to ceiling wardrobes. The third bedroom is an extremely generously sized single room, much bigger than average. Rounding out the top floor accommodation is a brand new, three piece family bathroom.

Outside, the property offers a multi levelled rear garden alongside a generous front plot for those who enjoy gardening. Situated just off Welford Road, the property offers fantastic links into Leicester City Centre, Fosse Park retail village and easy access to motorways and Leicester Train station. More locally, a wealth of additional amenities such as schools, cafes and shops are just a short walk away.





Key Features

- No upwards sales chain
- Completely modernised throughout including re-wire and a new boiler
- Character features such as wood burner
- Large, multi-layered rear garden
- Stylish and contemporary finish throughout
- Excellent location close to the centre of Leicester
- Sit back from the road behind a pretty front garden
- Upvc double glazing throughout
- Brand new bathroom
- 3 large bedrooms

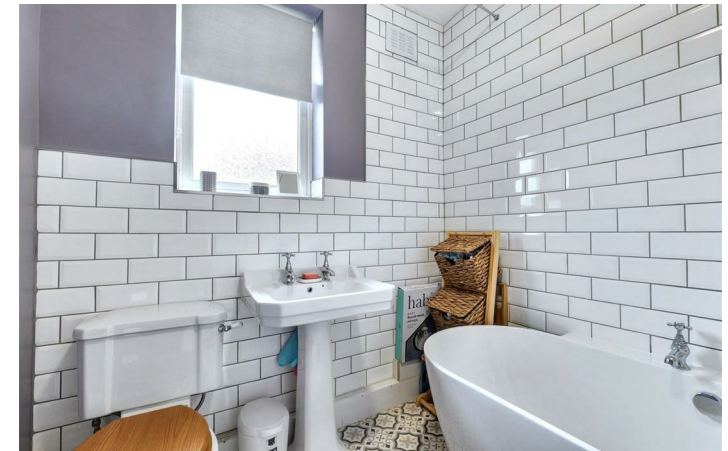
£270,000



Approximate Gross Internal Area
87.7 sq. m. (944 sq. ft.)



Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating - D

Tenure - Freehold

Council Tax Band - A

Local Authority
 Leicester

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