



Carisbrooke Road, Knighton, Leicester, LE2 3PB

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Property Description

Located in the prestigious Leicester suburb of Knighton, just a short walk from Queens Road with its array of trendy bars, cafés and restaurants, sits this executive detached family home. Having been fully renovated and modernised by the current owners, Carisbrooke Road offers buyers the chance to purchase a beautiful, turnkey family home in one of Leicester's most popular postcodes.

The downstairs portion of the property has been thoughtfully designed with modern family living in mind; the stunning, open plan kitchen/diner being the true centrepiece. With a host of base and wall mounted contemporary units, ample worktops and plenty of space for appliances including a dishwasher, washing machine and space for an American style fridge/freezer, it's perfect for those who enjoy cooking, entertaining or need to cater for a big family. With French doors opening onto the rear garden, a purpose built breakfast bar and open access to the main lounge, this wonderful room acts as the true heart of the home. Seamlessly off the kitchen/diner and occupying the front portion of the home is a light and spacious lounge, ideally placed for entertaining, acting as a family room or even a more formal dining space. The property also boasts a further sizeable reception space ideally designed to be either a more formal lounge, office for those who work at home or dedicated children's playroom. The ground floor accommodation is completed by a sun room for additional seating and access into a spacious single garage.

Upstairs, the master bedroom is a sizable double offer inbuild wardrobes and stunning views over the rear garden alongside access to a stylish ensuite shower room. Bedroom two is another generous double, also offer in built storage. The upstairs portion of the home is completed by two additional bedrooms and a contemporary three piece family bathroom.

Outside, the rear garden is both vast and private and offers a wonderful gardener's retreat or play area for children.



Key Features

- No upwards sales chain
- Extended kitchen/diner to create a stunning open plan family space
- Modernised throughout to an extremely high standard
- Set back from the road behind a private driveway and front garden space
- Multiple spacious reception rooms, perfectly set up for modern family life
- Full re-wire and new boiler
- Vast and private rear garden
- Off road parking for multiple vehicles alongside an attached garage
- Beautiful master bedroom with private ensuite shower room and garden views
- Located in the prestigious location of Knighton

£585,000

Location

The property is well located for local amenities and services including renowned local public and private schooling as well as nursery day-care, Leicester University, Leicester Royal Infirmary and general hospitals. There are two stylish bustling shopping parades within easy reach in neighbouring Stoneygate and Clarendon Park, both with unique designer and specialist shops, gift shops, bars and eateries. Further amenities can be found in the nearby thriving town centres of Oadby and Wigston, and of course historic Leicester City Centre.

Viewings

All viewings should be arranged through Andrew Granger & Company, please contact our office on 0116 242 9922.

Notes for Buyers

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 and 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.

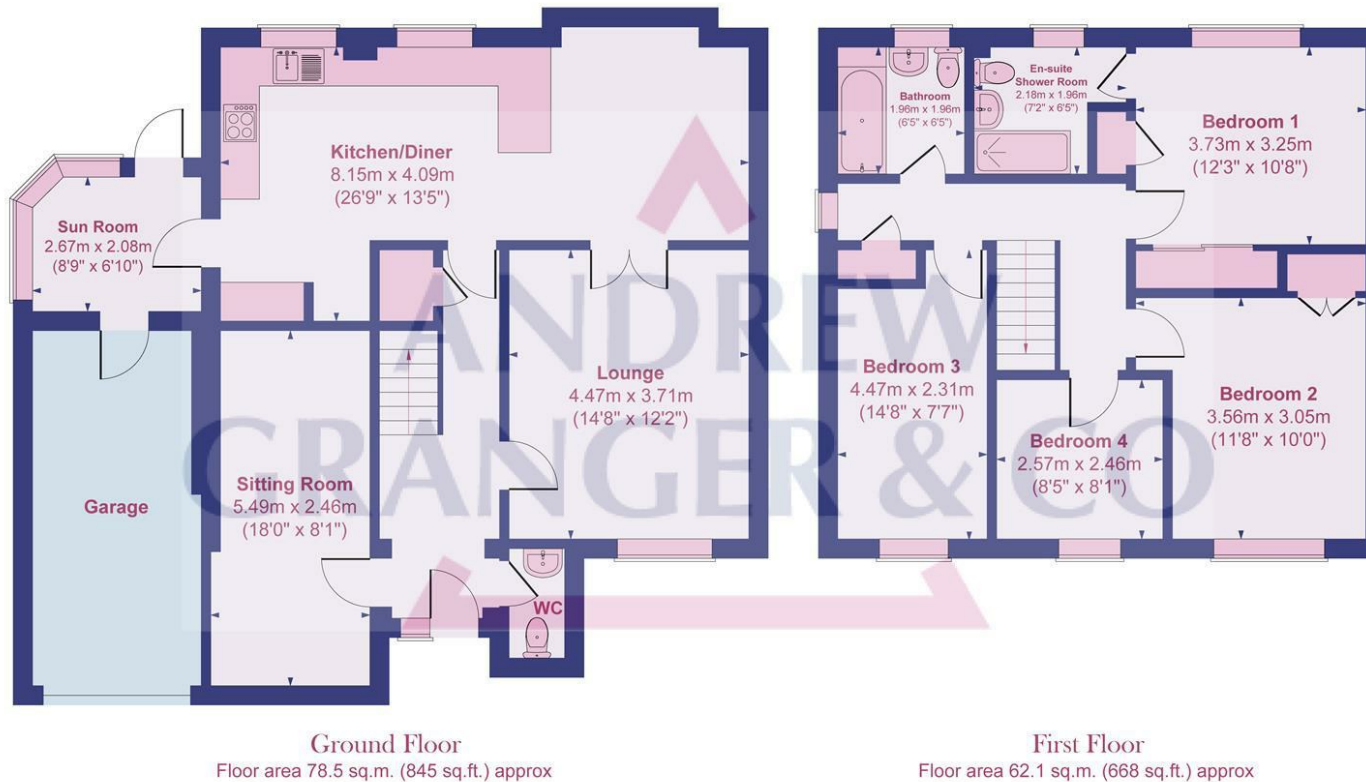






Floorplan

**Approximate Gross Internal Area
140.6 sq. m. (1513 sq. ft.)
(Excluding Garage)**



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



EPC Rating - D

Tenure - Freehold

Council Tax Band - E

Local Authority
Leicester

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



To arrange a viewing please contact our Oadby (Sales) office on 01162 429922

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