



Connells

Knighton Church Road
Leicester



Property Description

An incredible four bedroom semi-detached family home situated within the favoured suburb of South Knighton.

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.

Ground Floor

Hallway

Lounge

11' 10" x 14' 10" (3.61m x 4.52m)

Having a wooden floor, radiator & bay window to the front

Reception Room

10' 9" x 15' 8" (3.28m x 4.78m)

Having a wooden floor, radiator & access to the sun room

Dining Room

8' 8" x 13' (2.64m x 3.96m)

Kitchen

8' 1" x 20' 5" (2.46m x 6.22m)

Fitted with a range of wall and base units, sink with mixer tap, radiator, plumbing for washing machine and dishwasher, Velux skylight & window to the rear garden

Store Room

13' 1" x 7' 10" (3.99m x 2.39m)

Power & lighting

Downstairs Toilet

Sun Lounge

9' 3" x 17' 11" (2.82m x 5.46m)

First Floor

Bedroom 2

11' 10" x 15' 4" (3.61m x 4.67m)

With a bay window to the front, fitted wardrobes, radiator, carpet floor & fitted vanity unit with mirror

Bedroom 3

10' 10" x 13' 5" (3.30m x 4.09m)

Having a carpet floor, radiator & window to the rear

Bedroom 4

7' 8" x 9' 3" (2.34m x 2.82m)

Having a carpet floor, radiator & bay window

to the front

Bathroom

8' 8" x 9' 1" (2.64m x 2.77m)

Fitted with a bath with shower over, wash hand basin, toilet, cubical shower & towel radiator

Second Floor

Bedroom 1

12' 4" x 16' 6" (3.76m x 5.03m)

With a carpet floor, radiator, fitted wardrobes & Velux skylight window

En-Suite

Fitted with wash hand basin & toilet

Garden

A larger than average tiered rear garden with decked patio seating area leading down to a further decked patio seating area, lawn, flowerbeds and shrubs, fencing to perimeter, paved area to the rear with workshop/store, storage sheds.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

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Tenure: Freehold



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