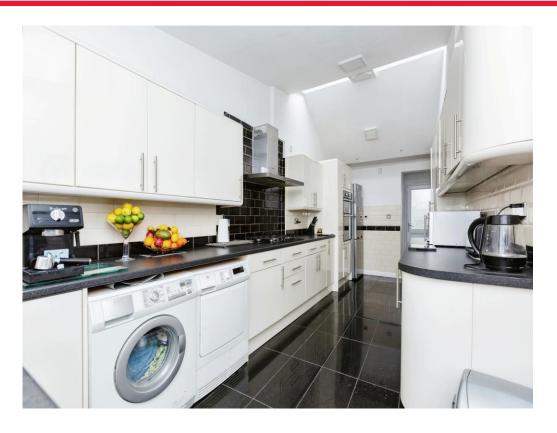


Connells

Knighton Church Road Leicester

# Knighton Church Road Leicester LE2 3JL







# **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.

















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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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T 0116 262 0022 E leicester@connells.co.uk

22-24 Halford Street
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