

FREEHOLD



House - Detached (EPC Rating: B)

**KNIGHTWOOD ROAD, BARKBYTHORPE,
LEICESTER LE4 9AY**

£355,000



3 Bedroom House - Detached located in Leicester

Stunning detached home with garage and parking located in modern development in Barkbythorpe. The well presented home comprises in brief, lounge, kitchen/diner, downstairs WC, three bedrooms with en-suite to master and separate three piece family bathroom. Viewing is imperative to appreciate the standard of accommodation on offer.

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ENTRANCE HALL

6'1" x 15'2"

The welcoming entrance hall has; a upvc front door, straight flight staircase that rises to the first floor landing with storage under, and internal doors that grant access to the rest of the ground floor accommodation.

LOUNGE

10'2" x 18'4"

Spanning from the front to the rear elevation the spacious lounge boasts two double glazed windows one to the front aspect and one to the side. The room also benefits from television and telephone points and has wall mounted radiators.

KITCHEN/DINER

8'11" x 18'4"

The contemporary kitchen diner comprises of; a gas hob with extractor over and electric oven under, preparation services with inset stainless steel sink drainer and mixer tap, high gloss base units and a matching range of wall mounted cupboards over. The kitchen further benefits from a double glazed window to the front elevation, space for a fridge/freezer, plumbing for a washing machine and further space for a dining table and chairs. Double glazed uPVC French doors open out onto the side garden.

WC

6'1" x 3'7"

Located to the rear of the property is the downstairs WC, in brief this comprises of; a vanity wash hand basin with tiles to water exposed areas and a low level toilet. There is also a rear elevation double glazed window and a wall mounted radiator.

MASTER BEDROOM

18'4" x 10'5"

The spacious master bedroom benefits from a double glazed window to the front elevation, ample space for furniture such as wardrobes, chest of drawers and bedside tables and further boasts an en-suite.

ENSUITE

7'3" x 3'11"

Servicing the master bedroom the three piece en-suite shower room consists of; a low level WC, pedestal wash hand basin and shower cubicle. It further benefits from a radiator and rear elevation double glazed frosted window.

BEDROOM TWO

9'1" x 9'8"

This bright and spacious double bedroom is located to the front of the property and has a double glazed window to the front elevation and a wall mounted radiator.

BEDROOM THREE

9'1" x 8'3"

The third bedroom has a wall mounted radiator but most importantly boasts a side elevation double glazed window with picturesque field views.

BATHROOM

7'11" x 6'10"

The contemporary family bathroom consists of; a three piece suite including, a low level WC, floating vanity wash hand basin and bathtub with shower over. The room further benefits from tiled walls and a front elevation frosted double glazed window.

OUTSIDE SPACE

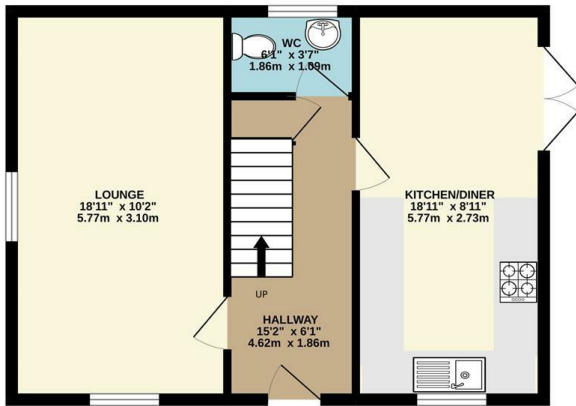
The plot itself offers off road parking in front of a single detached garage, there's also a side elevation enclosed rear garden which backs onto open fields.

FREEHOLD

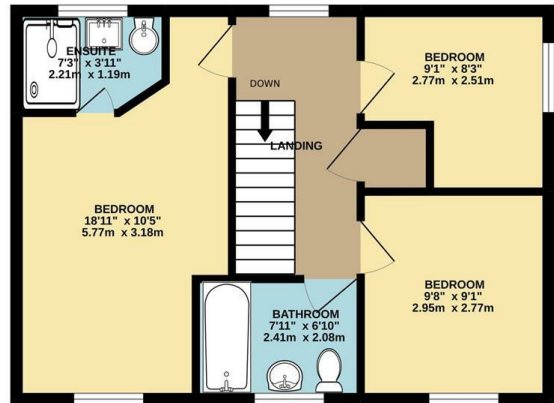
COUNCIL TAX BAND D



GROUND FLOOR



1ST FLOOR

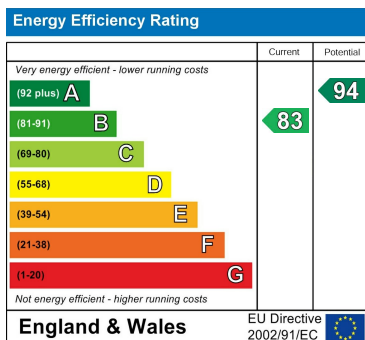


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

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Energy Performance Graph



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