



4 Egerton Houses South Knighton Road, Leicester

Offers Over £190,000 Freehold

A stylish one-bedroom cottage-style home with front and rear gardens, a modern shower room, and a versatile loft room, ideally located on South Knighton Road.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



0116 274 5544





Living Room

11' 5" x 9' 11" (3.48m x 3.01m)

Features double glazed window to front elevation, stairs to first floor, wood effect flooring, and radiator

Kitchen Diner

11' 9" x 9' 10" (3.59m x 3.00m)

Features double-glazed window to rear elevation, stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, built-in oven and gas hob with stainless steel splashback and chimney hood over, plumbing for washing machine, tiled flooring, and radiator

First Floor Landing

Includes storage cupboards.



Bedroom One

11' 5" x 9' 11" (3.48m x 3.03m)

Features a double-glazed window to the front elevation, a storage cupboard, laminate flooring, and a radiator

Shower Room

7' 9" x 5' 7" (2.37m x 1.69m)

Features double-glazed window to rear elevation, walk-in tiled shower cubicle with overhead rainfall shower and handheld shower, wash hand basin, low-level WC, partly tiled walls, inset ceiling spotlights, extractor fan, and heated chrome towel rail.

Loft Room

13' 1" x 9' 8" (4.00m x 2.94m)

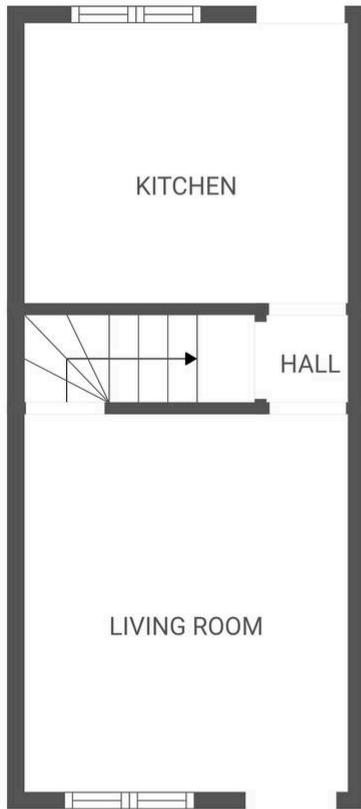
Features double-glazed skylight windows to front and rear elevations, inset ceiling spotlights, TV point, laminate flooring, and radiator.

Front Garden

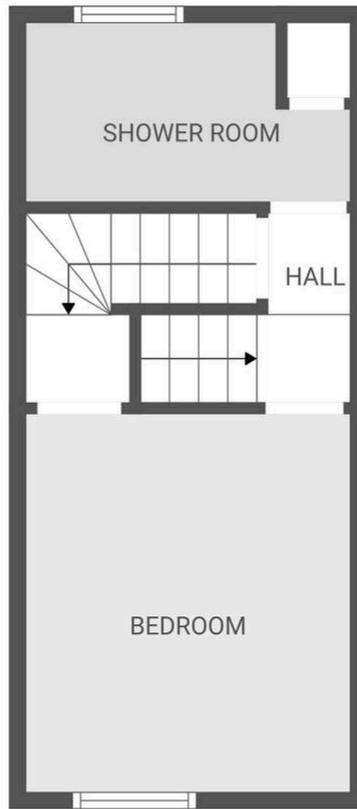
Gravelled front garden.

Rear Garden

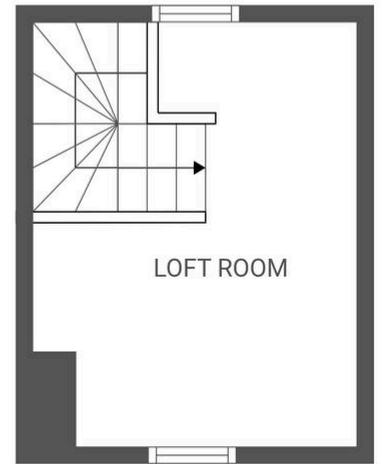
Paved courtyard-style garden with an outside store.



Ground floor



1st floor



2nd floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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