

Knighton Church Road, South Knighton

£400,000

A BEAUTIFUL bay-fronted period terrace property offering accommodation over THREE FLOORS. Retaining much of its original character, showcasing period features with modern touches throughout.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 274 5544





Entrance Hall

With tiled floor, stairs to first floor, radiator.

Ground Floor WC 5' 9" x 3' 0" (1.76m x 0.92m)

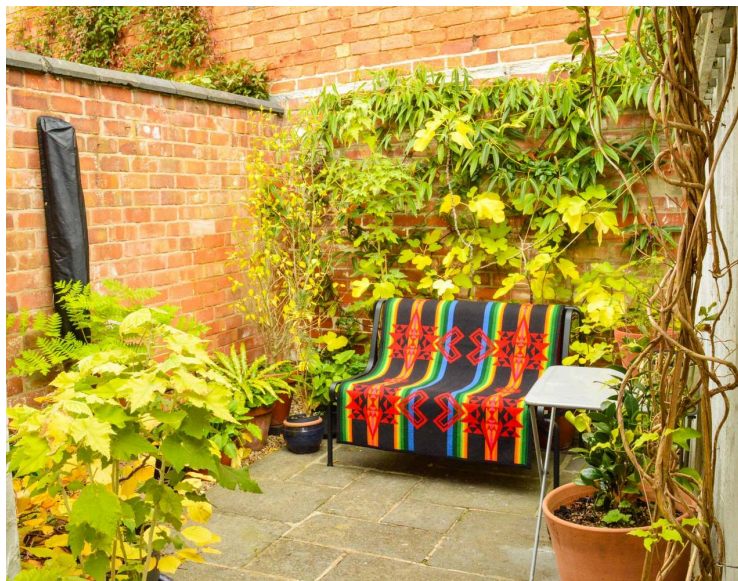
With window to the rear elevation, Laufen Pro low level WC and wash hand basin and Hans Grohe tap, tiled floor, tiled splashback, radiator.

Sitting Room 14' 6" x 13' 0" (4.42m x 3.96m)

Measurement into bay window. With bay sash window to the front elevation, further window to the side elevation, feature open fireplace with period style fire surround and hearth, Hudevad radiator.

Kitchen Dining Room 17' 7" x 12' 10" (5.37m x 3.90m)

Measurement narrowing to 2.73 m. With door to the side elevation, two windows to the side elevation, inset ceiling spotlights, ceramic Belfast sink, Plain English Bespoke Kitchen with Perrin & Rowe tap, base units and worksurface over, further wall and base units with work surface over, gas cooker point, rubber flooring, two Hudevad radiators.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport

Utility Room 8' 6" x 5' 5" (2.60m x 1.64m)

With window to the side elevation, base unit with work surface over, plumbing for washing machine, wall mounted boiler, space for fridge freezer, rubber flooring.

First Floor Landing

With window to the side elevation, wooden floor, stairs to second floor.

Bedroom One 14' 6" x 13' 1" (4.42m x 3.98m)

Measurement narrowing to 3.41 m. With sash bay window to the front elevation, wardrobes, wooden floor, radiator.

Bedroom Two 13' 0" x 11' 11" (3.95m x 3.64m)

With sash windows to the front and side elevations, picture rail, storage cupboard, decorative fireplace, wooden floor, radiator.

Bathroom 6' 2" x 5' 11" (1.88m x 1.80m)

With window to the side elevation, bath with Hans Grohe shower/tap over, low-level Laufen WC and wash hand basin, wall unit, extractor fan, inset ceiling spotlights, Fired Earth tiled floor, radiator.

Second Floor Landing

With skylight window to the rear elevation.

Bedroom Three/ Home Office and Studio 21' 7" x 12' 9" (6.57m x 3.88m)

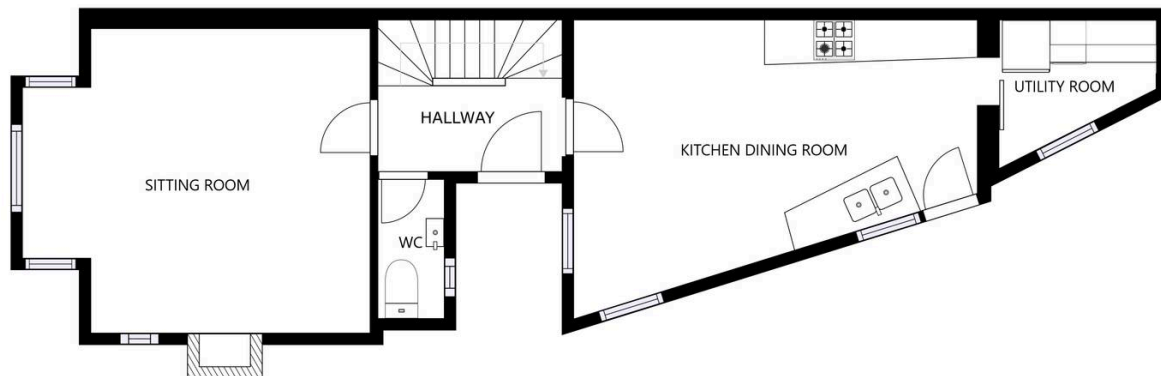
Measurement narrowing to 2.86 m. With two skylight windows to the front and rear elevations, raised worksurface/bed area, wooden floor, eaves storage cupboard, radiator.

Front Garden

Walled front garden with a variety of well-stocked herbaceous flowerbeds and borders with mature shrubs, gated access with paved pathway leading to the front door.

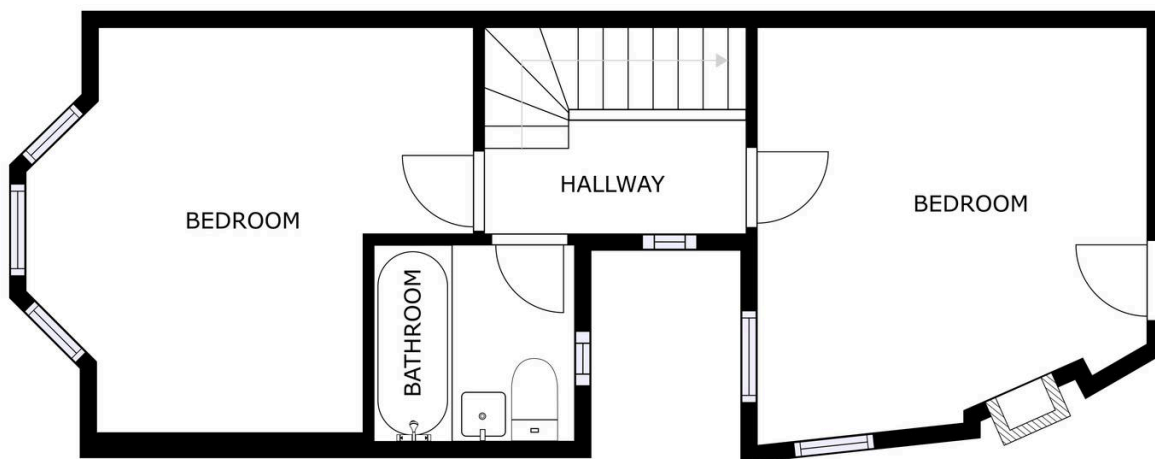
Rear Garden

Gated access leading to a paved rear courtyard style garden having mature mature climbers to rear wall, gravelled borders, walled perimeter, outside tap.



FLOOR 1

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FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



We'll keep you moving...



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