

## Brinsmead Road, Knighton

£395,000 Freehold

A beautiful 3-bed Knighton home featuring a stunning open-plan quartz kitchen, a large family garden with a raised deck, a garage, and an ideal location opposite the historic local church.



0116 274 5544





#### **Entrance Hall**

Featuring stairs rising to the first floor, original style part-leaded stained-glass window, and door to the front elevation. Includes under-stairs storage, wooden flooring, and a radiator.

#### **Reception Room**

12' 6" x 11' 1" (3.80m x 3.39m)

With a double-glazed bay window to the front elevation, a feature living-flame-effect gas fire with a fireplace surround, coving to the ceiling, a TV point, and a radiator.

#### **Open Plan Fitted Kitchen Dining Room**

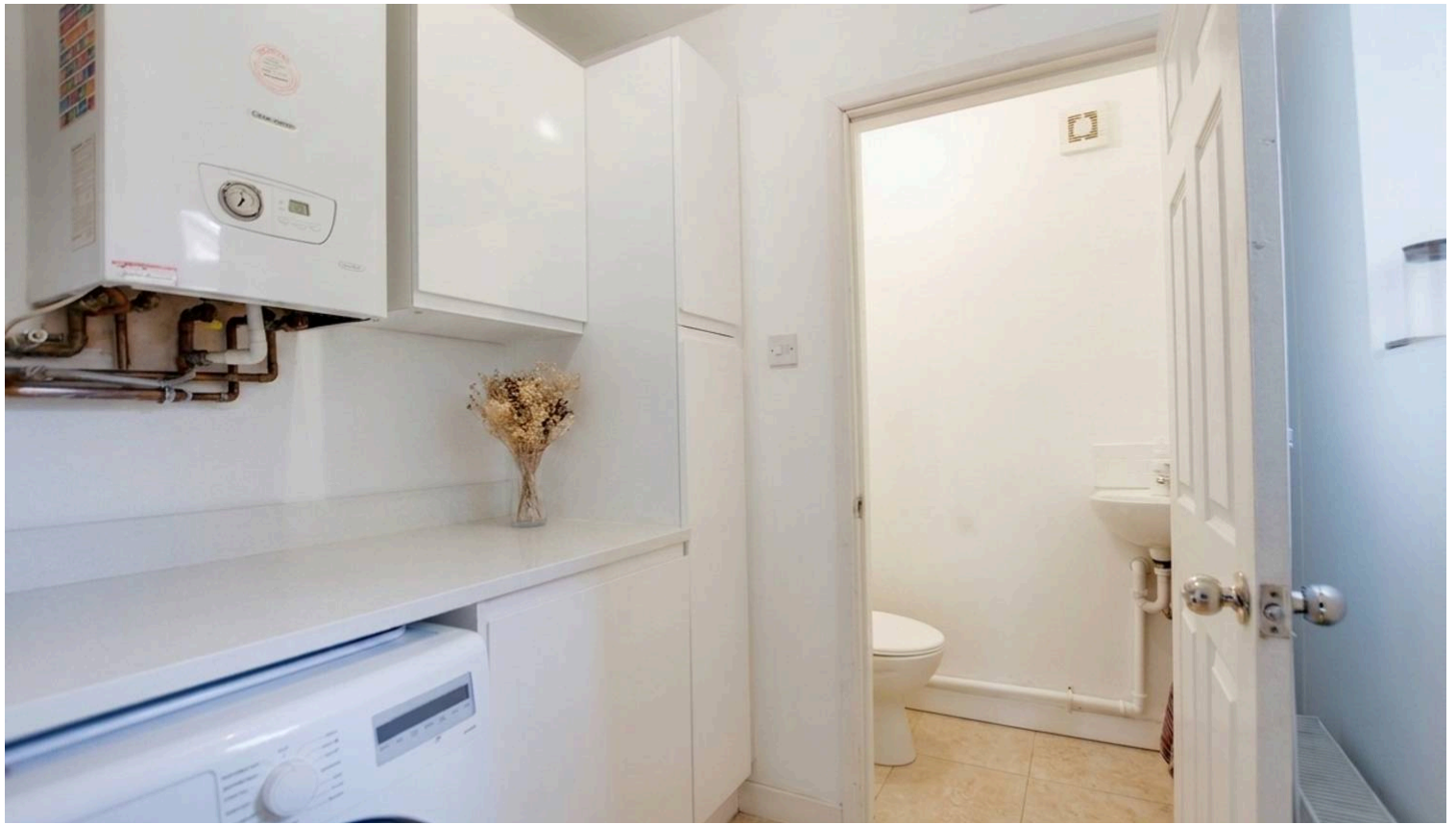
17' 9" x 13' 5" (5.40m x 4.10m)

With double-glazed French doors to the rear elevation opening out to the garden, and inset ceiling spotlights. Features a centre island with base units and a quartz wrap-around breakfast bar. Includes a built-in sink, a range of wall and base units with quartz work surfaces over, a multi-fuel cooker point with a stainless steel chimney hood over, a built-in dishwasher, a built-in fridge, a built-in microwave, tiled flooring, and a radiator.

#### **Utility Room**

5' 11" x 5' 3" (1.80m x 1.60m)

With a double-glazed window to the side elevation, a built-in freezer, plumbing for a washing machine, a base unit with work surface over, a storage cupboard, a wall-mounted boiler, a wall unit, a tiled floor, and a radiator.



#### **Downstairs WC**

4' 11" x 2' 4" (1.50m x 0.70m)

Equipped with a low-level WC, wash hand basin, extractor fan, tiled flooring, and a radiator.

#### **First Floor Landing**

With a double-glazed window to the side elevation and loft access via a pull-down ladder leading to a majority boarded loft space.

#### **Bedroom One**

13' 5" x 11' 2" (4.10m x 3.40m)

With a double-glazed window to the rear elevation and a radiator.

#### **Bedroom Two**

13' 1" x 10' 8" (4.00m x 3.24m)

With a double-glazed bay window to the front elevation and a radiator.

#### **Bedroom Three**

7' 10" x 6' 10" (2.40m x 2.09m)

With a double-glazed window to the front elevation and a radiator.

#### **Bathroom**

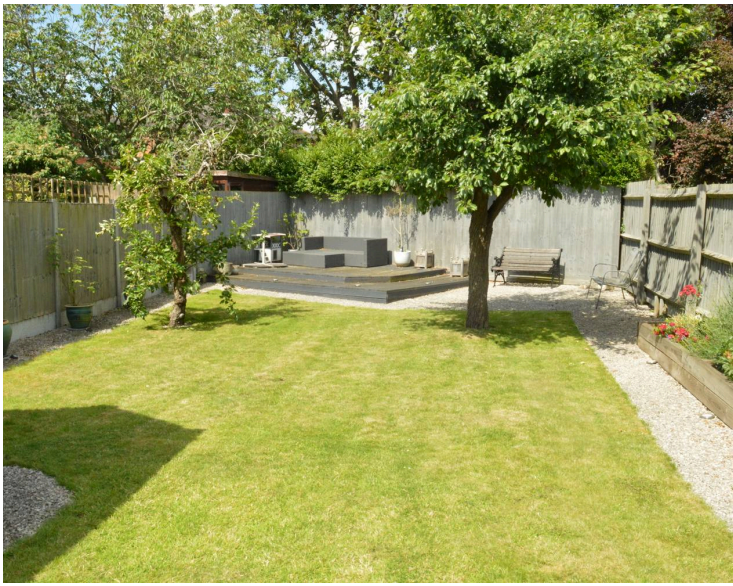
7' 10" x 6' 2" (2.40m x 1.89m)

With a double-glazed window to the rear elevation. Comprising a bath with an electric shower over, a vanity wash hand basin, and a low-level WC. Features tiled walls, a storage cupboard, and a radiator.









### **Front Garden**

Walled frontage featuring a gravelled garden area.

### **Rear Garden**

Features a paved patio area leading to a mainly lawned rear family garden accented by mature trees. Includes raised flowerbeds to the side, a gravel path leading to a raised decked outdoor entertaining area, fully fenced perimeters, outside lighting, and a side access door directly into the garage.

### **Driveway**

A paved driveway providing off-road parking for two cars.

### **Car Port**

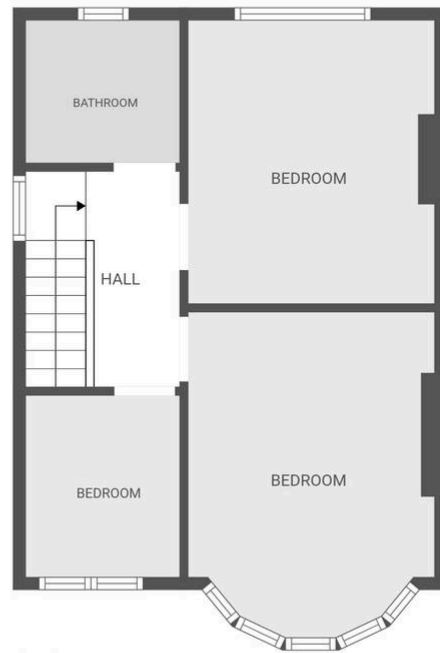
Includes a carport to the side offering limited-width vehicular access leading down to the garage at the rear.

### **Garage**

Equipped with bi-fold/up-and-over front-opening doors to the front elevation, complete with power and lighting.  
5m x 2.47m



Ground floor



1st floor

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





The property is well located for everyday amenities and services, including local public and private schooling including Overdale Infant and Junior Schools and nursery day-care, Leicester City Centre and the University of Leicester, Leicester Royal Infirmary and Leicester General Hospital. The property is located close to Knighton Park and Queens Road shopping parade in neighbouring Clarendon Park with its specialist shops, bars, boutiques and restaurants.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

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