



Kingsmead Road, Knighton

£425,000 Freehold

Attractive Dutch-style semi-detached home in Knighton with three double bedrooms, two reception rooms, kitchen/breakfast room, mature rear garden, integral garage and driveway parking.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



0116 274 5544





Entrance Hall

Stairs rising to the first floor, wooden flooring and radiator.

Ground Floor WC

4' 7" x 2' 4" (1.40m x 0.70m)

Low-level WC and tiled flooring.

Reception Room One

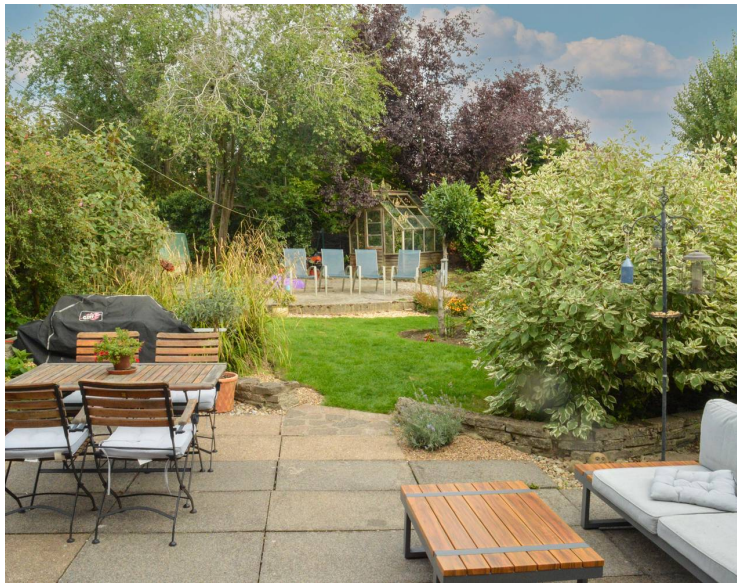
12' 10" x 11' 10" (3.90m x 3.60m)

Bay window to the front elevation, gas fire with tiled inset, hearth and surround, wooden flooring, built-in storage cupboard and radiator.

Reception Room Two

16' 9" x 11' 10" (5.10m x 3.60m)

A door providing access to the rear garden, living-flame-effect gas fire with marble inset, hearth and surround, built-in cupboard, TV point and radiator.



Kitchen/Breakfast Room

14' 1" x 9' 6" (4.30m x 2.90m)

Double-glazed French doors opening onto the rear garden and door to the store room. Fitted with a ceramic sink and a range of wall and base units with work surfaces, oven and electric hob with filter hood over, plumbing for a washing machine, wine rack and tiled flooring.

Store Room

8' 2" x 6' 4" (2.50m x 1.92m)

Useful store room with potential for conversion to a utility room, providing space for appliances, cupboard housing the boiler, double-glazed door to the rear garden and tiled flooring.

First Floor Landing

Storage cupboard.

Bedroom One

12' 6" x 11' 10" (3.80m x 3.60m)

Double-glazed window to the front elevation, picture rail and radiator.

Bedroom Two

12' 10" x 11' 10" (3.90m x 3.60m)

Double-glazed window to the rear elevation, picture rail, wooden flooring and radiator.

Bedroom Three

14' 1" x 9' 6" (4.30m x 2.90m)

Double-glazed window to the rear elevation, picture rail and radiator.

Bathroom

8' 10" x 7' 10" (2.70m x 2.40m)

Two double-glazed windows to the side elevation, bath with mixer tap and shower attachment, separate tiled shower cubicle, wash hand basin, low-level WC, tiled flooring and radiator.

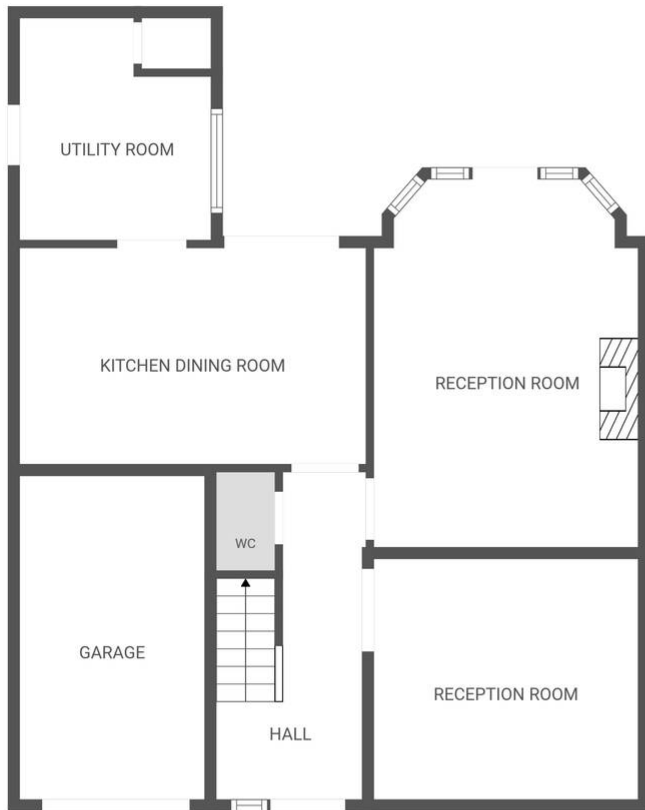
Front Garden

Gravelled front garden incorporates established shrubs.

Rear Garden

To the rear is an established mature garden featuring a paved patio, flower beds, vegetable plot and a variety of established shrubs and trees. A raised seating area, outside lighting and side access are also provided.

Parking - Driveway for one vehicle, garage for 1 vehicle.



Ground floor



1st floor

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

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