



Lamborne Road, West Knighton

Offers Over £310,000 Freehold

An extended three-bedroom semi-detached home in West Knighton, offering two reception rooms, a four-piece bathroom, driveway, garage, and a generous rear garden, well placed for amenities.

Council Tax band: C

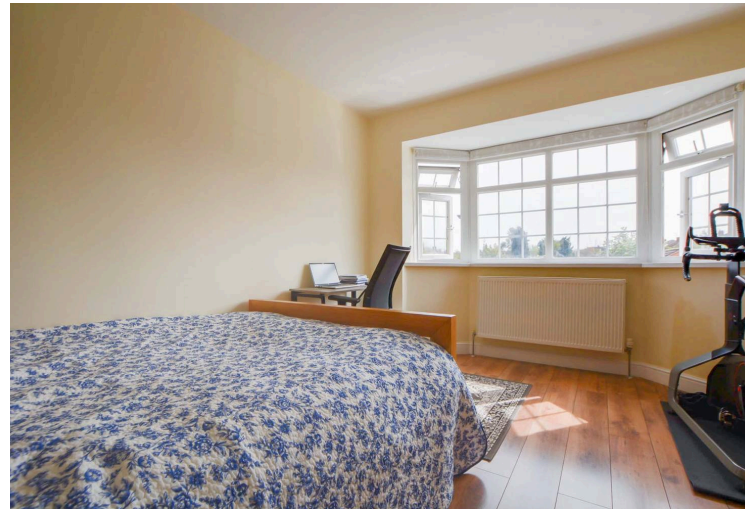
Tenure: Freehold

EPC Energy Efficiency Rating: C



0116 288 4888





Double Glazed Porch

Features natural light through windows to the front and side, wood effect flooring, and a radiator.

Hallway

Accessed via a double-glazed door; includes side windows, wood effect flooring, meter cupboard, radiator, and stairs to the first floor.

Reception Room One

13' 1" x 11' 0" (4.00m x 3.35m)

Features a bay window, coving, wood-effect flooring, and a radiator.

Reception Room Two

17' 10" x 10' 11" (5.43m x 3.34m)

Spacious area with French doors to the garden, a chimney breast with a living flame gas fire (white surround/hearth), TV point, and radiator.



Kitchen

15' 7" x 6' 5" (4.75m x 1.95m)

Includes windows to the side and rear, a door to the garden, ceramic tile flooring, and a range of base/wall units with laminate worktops. Appliances: Integrated 4-ring gas hob, double oven, and extraction hood; plumbing for washing machine and space for a free-standing fridge-freezer.

First Floor Landing

Natural light from a side elevation window.

Bedroom One

13' 5" x 8' 11" (4.08m x 2.72m)

Features rear-facing windows, built-in wardrobes, wood effect flooring, and a radiator.

Bedroom Two

13' 4" x 9' 11" (4.07m x 3.02m)

(measured into the bay). Featuring a front-facing window, wood-effect flooring, and a radiator.

Bedroom Three

7' 11" x 7' 7" (2.42m x 2.31m)

Front-facing window and a radiator.

Bathroom

8' 8" x 6' 5" (2.64m x 1.95m)

Includes a bath, separate shower cubicle, low-level WC, wash hand basin with storage (under and over), fully tiled walls, and ceramic tile flooring.

Rear Garden

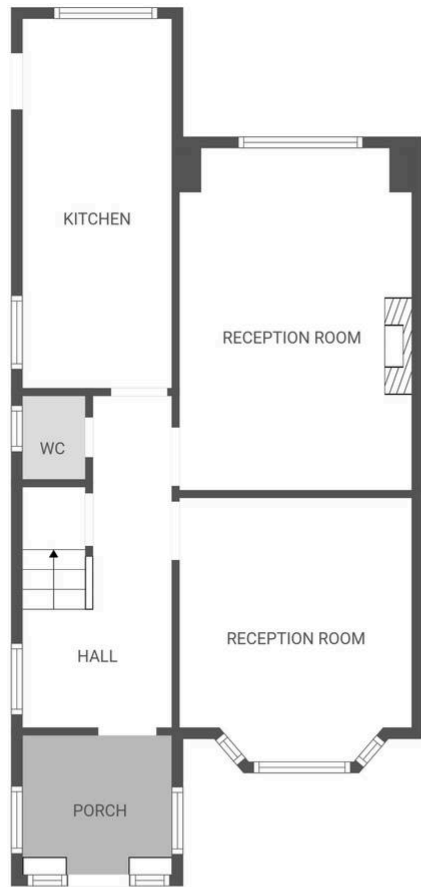
Features a patio leading to a lawn with fence borders and a garage.

Driveway

For one vehicle.

Garage

For one vehicle.



Ground floor



1st floor

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

We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents & valuers (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.