



## Hylion Road, West Knighton

In Excess of £400,000 Freehold

Recently refurbished & extended, this spacious 4-bedroom semi-detached home offers flexible family living with an open-plan dining kitchen, en-suite bedroom, driveway parking and a landscaped garden.





#### **Entrance Hall**

Entered via a double-glazed door. Featuring luxury vinyl flooring, a wall-mounted feature radiator, two built-in cupboards (one cloaks cupboard and one understairs cupboard), and stairs providing access to the first-floor landing.



#### **Reception Room One**

14' 4" x 11' 9" (4.36m x 3.57m)

A principal reception room allowing plenty of natural light to flow through the double-glazed bay window to the front elevation. Featuring luxury vinyl flooring, a television point, and a black charcoal radiator.

#### **Reception Room Two / Bedroom Five**

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

Having a double-glazed window to the front elevation, luxury vinyl flooring, and a radiator.



#### **Open Plan Kitchen Diner**

##### **Dining Area**

12' 6" x 10' 6" (3.80m x 3.19m)

Boasting plenty of natural light coming through a tall feature double-glazed window to the rear elevation, double-glazed bifolding doors, spotlights, luxury vinyl flooring, and two wall-mounted feature radiators.



### **Kitchen Area**

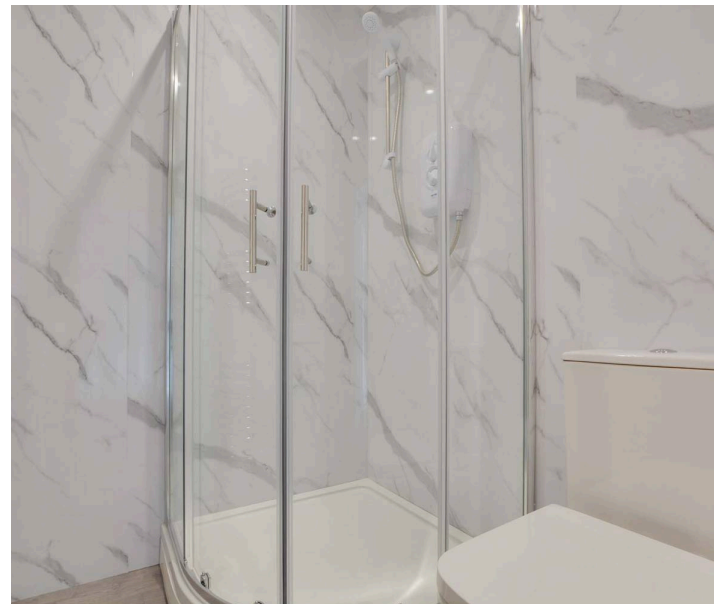
12' 1" x 8' 4" (3.69m x 2.53m)

Having natural light flowing through a double-glazed window to the rear elevation. Featuring luxury vinyl flooring, ceiling spotlights, and an impressive range of gloss base and wall units, accompanied by laminated counter work surfaces incorporating a sink, drainer, and mixer tap. Integrated appliances include an inset four-ring gas hob and oven with an extraction hood over, and an integrated dishwasher.

### **Utility Area**

4' 9" x 4' 0" (1.44m x 1.22m)

Having a work surface and a door providing access to the downstairs shower room.

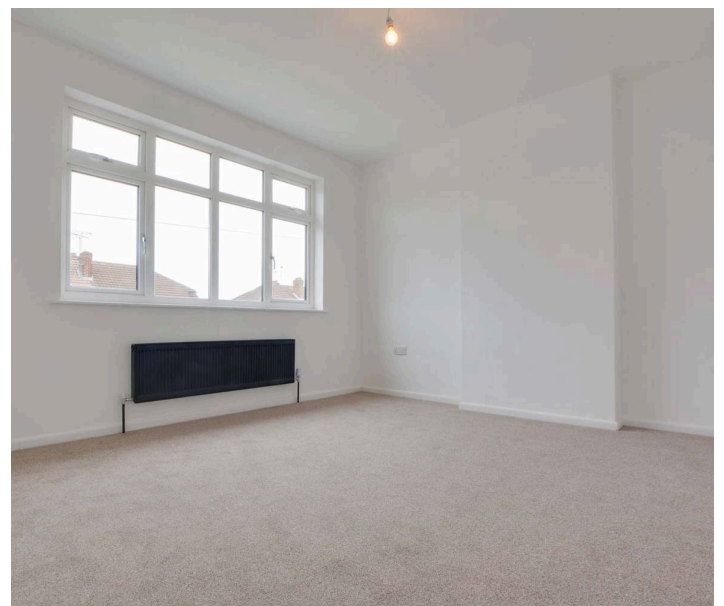


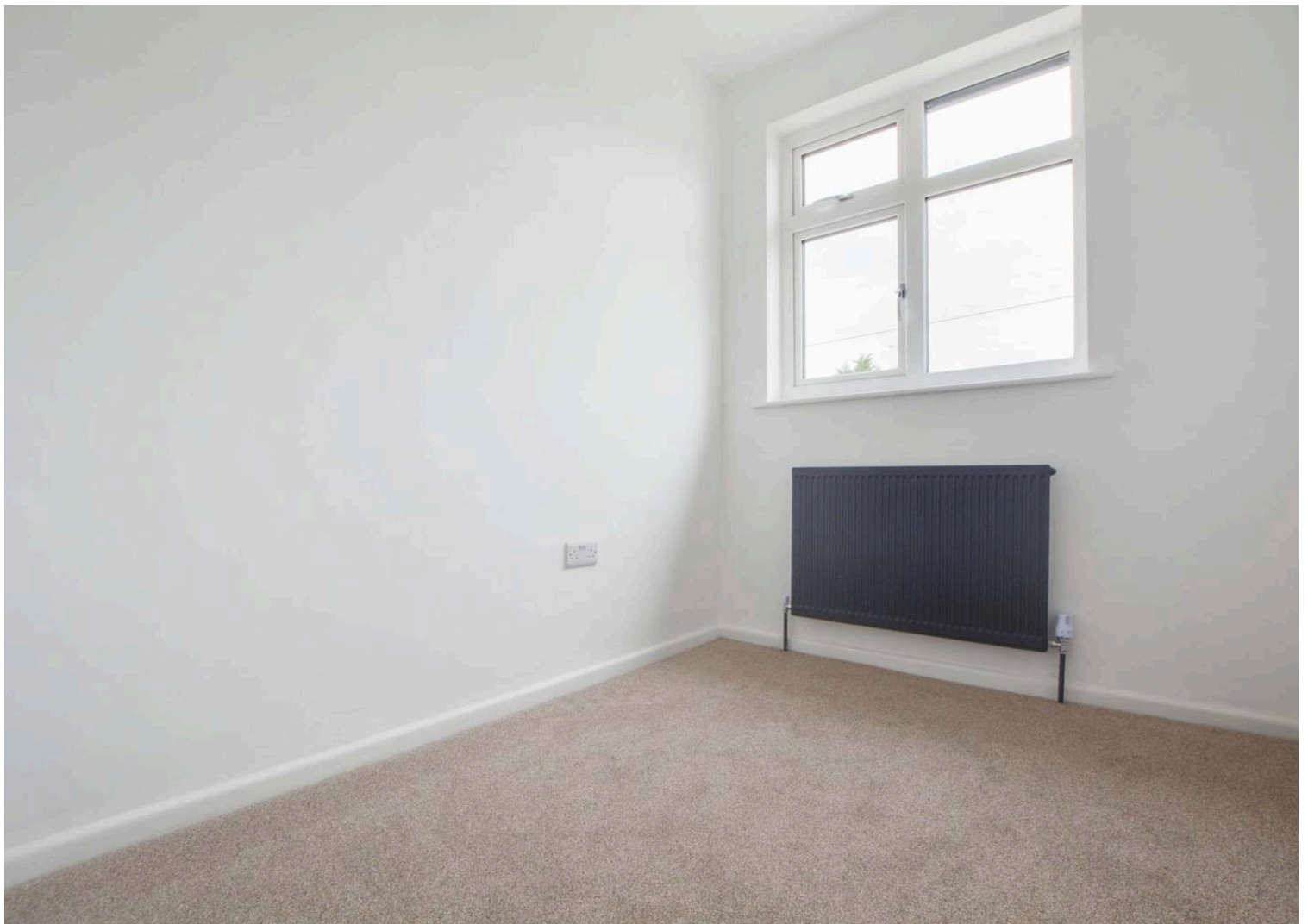
### **Downstairs Shower Room**

5' 1" x 4' 8" (1.54m x 1.42m)

Having a shower cubicle with a shower screen, a low-level WC, and a wash hand basin with under-basin storage. Featuring marble-effect wall splashbacks and a chrome feature wall-mounted radiator.

### **First Floor Landing**









### **Bedroom One**

15' 5" x 9' 10" (4.70m x 3.00m)

Featuring a wardrobe in the top right-hand corner (when looking at it from the window). A principal bedroom boasting plenty of natural light coming through a double-glazed bay window to the front elevation, also boasting built-in wardrobes, a radiator, and a door providing access to the ensuite.

### **En-Suite Shower Room**

Having an obscure double-glazed window to the rear elevation, a shower cubicle with a shower screen and shower head, a low-level WC, and a wash hand basin with under-basin storage. Finished with tiled splashbacks and a wall-mounted chrome radiator.

### **Bedroom Two**

11' 9" x 11' 6" (3.57m x 3.51m)

With a radiator situated to the right of it underneath the window. Allowing plenty of natural light to come through the double-glazed window to the front elevation.

### **Bedroom Three**

12' 6" x 11' 3" (3.81m x 3.42m)

Having natural light flowing through a double-glazed window to the rear elevation and a black radiator.

### **Bedroom Four**

8' 1" x 5' 3" (2.47m x 1.59m)

Having a double glazed window to the rear elevation and a radiator.

### **Bathroom**

7' 7" x 6' 11" (2.30m x 2.10m)

Having natural light flowing through an obscure double-glazed window to the rear elevation. Comprising a bath with a shower screen and a shower head over, a low-level WC, and a wash hand basin. Finished with laminated marble-effect splashbacks and a feature chrome wall-mounted radiator.

### **Rear Garden**

A slab patio leading to a lawn, featuring well-maintained flower beds and fenced borders.



Ground floor



1st floor

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





The property is perfectly situated for everyday amenities within West Knighton along Aberdale Road such as Tesco Express and local schooling including Sir Jonathan North Community College and Overdale Infant & Junior Schools. Regular bus routes running to and from Leicester City Centre along Welford Road and the main ring road are also within reach giving access to M1 & M69 motorway junctions and Fosse Retail Park.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

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