



Carisbrooke Park, Knighton

£600,000 Freehold

Tucked away in the sought-after Carisbrooke Park in Knighton, this spacious detached home offers versatile living space, four generous bedrooms, a potential fifth bedroom, and a double garage.





Hallway

7' 3" x 6' 11" (2.20m x 2.10m)

With a window to the front elevation and a radiator.

Office / Bedroom Five

10' 6" x 6' 7" (3.20m x 2.00m)

With a window to the front elevation and a radiator.

Downstairs WC

5' 7" x 4' 11" (1.70m x 1.50m)

With a WC, a wash hand basin, tiled flooring and a radiator. Includes access to an under-stairs cupboard.

Living Room

14' 5" x 12' 2" (4.40m x 3.70m)

With a bay window to the front elevation, a brick-built fireplace, wooden flooring and a radiator. Open access to the dining room.

Dining Room

17' 1" x 9' 2" (5.20m x 2.80m)

With two windows to the rear elevation and two radiators.

Conservatory

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

Partly bricked with windows to the side and rear elevations, tiled flooring, two radiators, and a side door leading to the garden.



Dining Kitchen

13' 9" x 8' 10" (4.20m x 2.70m)

With a large window with views of the garden, a sink and drainer unit with a range of wall and base units with work surfaces over. Features a Neff electric oven and hob, and a Neff fridge-freezer within the kitchen island.

Utility Room

7' 10" x 6' 7" (2.40m x 2.00m)

Contains the boiler, storage, a radiator, and under-counter space for a washing machine.

Landing

9' 2" x 6' 7" (2.80m x 2.00m)

Bedroom One

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

With a window to the front elevation, built-in wardrobes, and access to the en-suite.

En-Suite

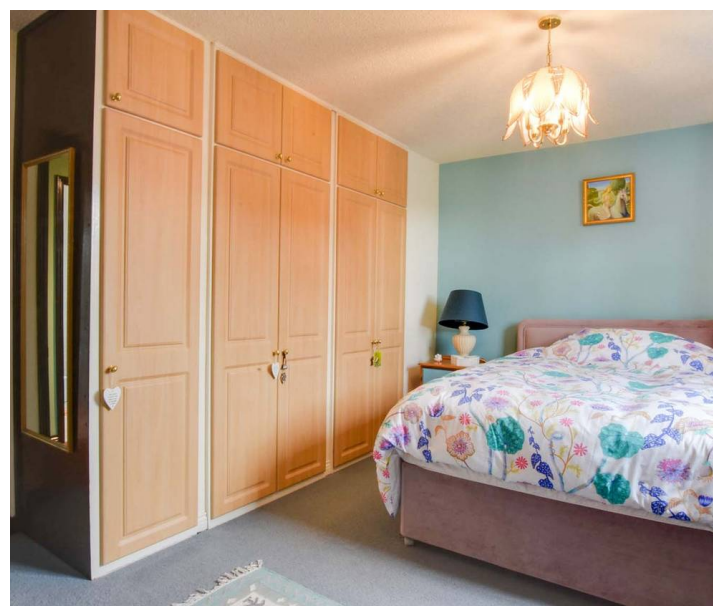
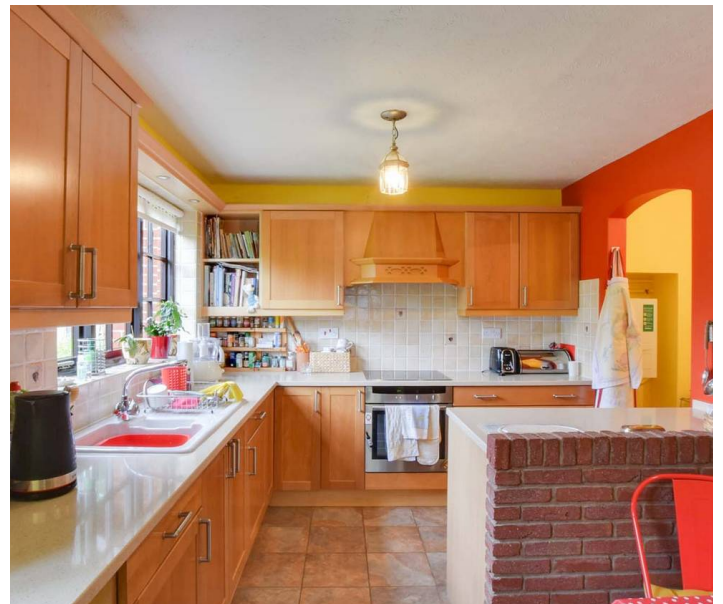
6' 3" x 5' 11" (1.90m x 1.80m)

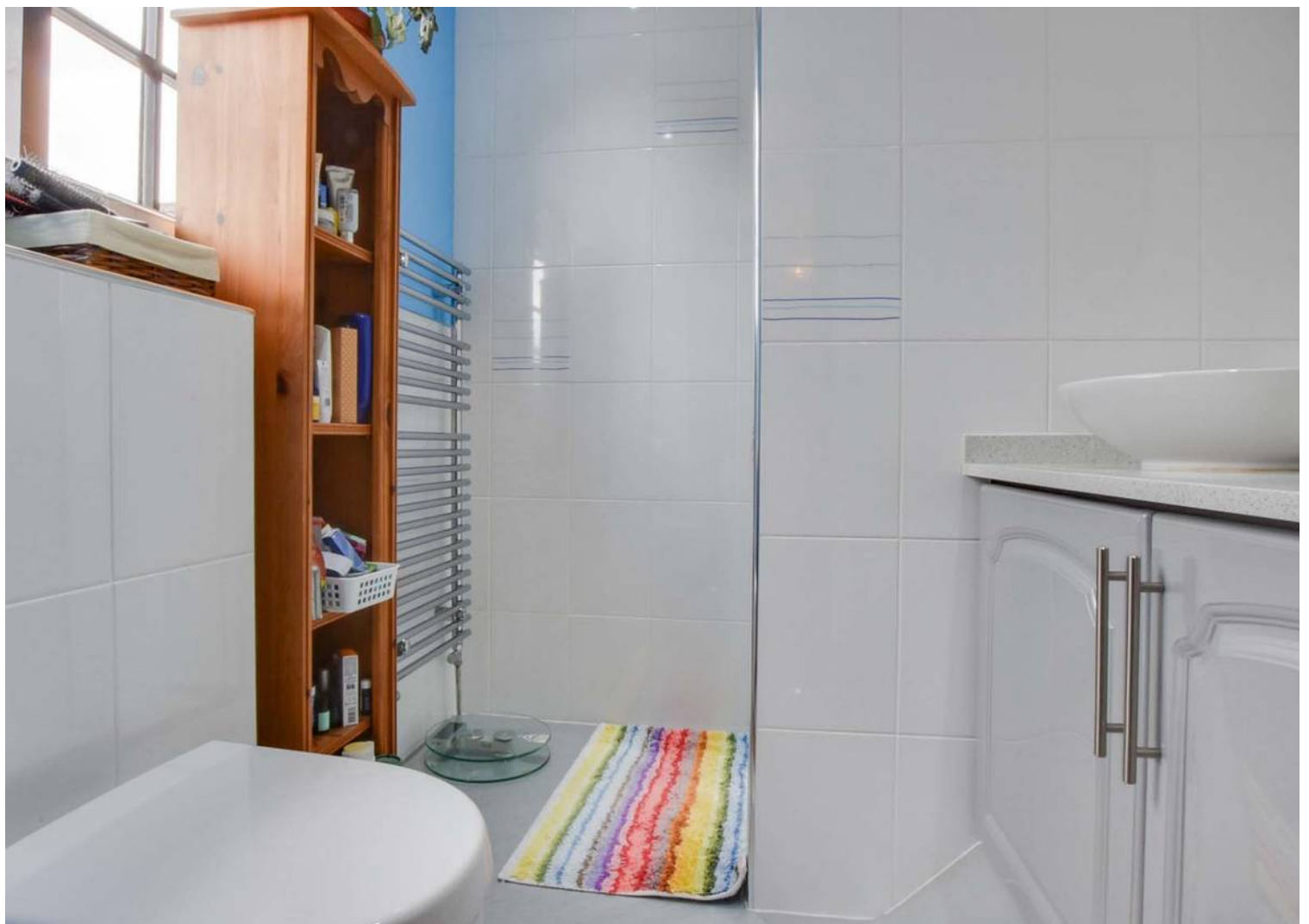
With a window to the front elevation. Villeroy and Boch tiled walls and sanitary ware, en-suite shower, towel radiator and vinyl flooring.

Bedroom Two

10' 2" x 9' 6" (3.10m x 2.90m)

With a window to the rear elevation, a coved ceiling, a radiator, and built-in spacious wardrobes.









Bedroom Three

12' 2" x 10' 6" (3.70m x 3.20m)

With a window to the rear elevation and a radiator.

Bedroom Four

9' 10" x 8' 10" (3.00m x 2.70m)

With a window to the front elevation and a radiator.

Family Bathroom

10' 2" x 9' 6" (3.10m x 2.90m)

With a window to the rear elevation, Villeroy and Boch sanitary ware and mirror, bath with a shower over, partly tiled walls, vinyl flooring and towel radiator.

Front Garden

Features various shrubs and a path leading to the front door.

Rear Garden

A generously sized plot wrapping around the conservatory and extending the full length of the property, featuring a lawned garden, stone seating areas, and well-stocked flower borders.

Garage

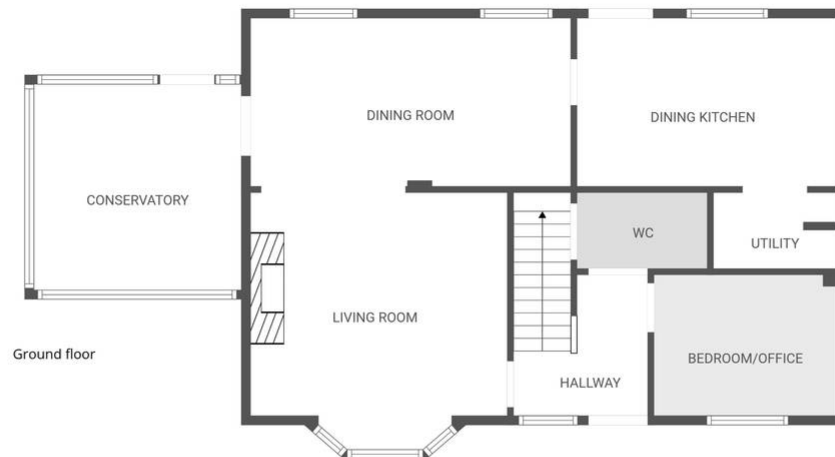
5m x 4.8m with two manual overhead doors. Includes power, lighting, and a rear door to the garden.

Driveway

Capacity for two cars comfortably.



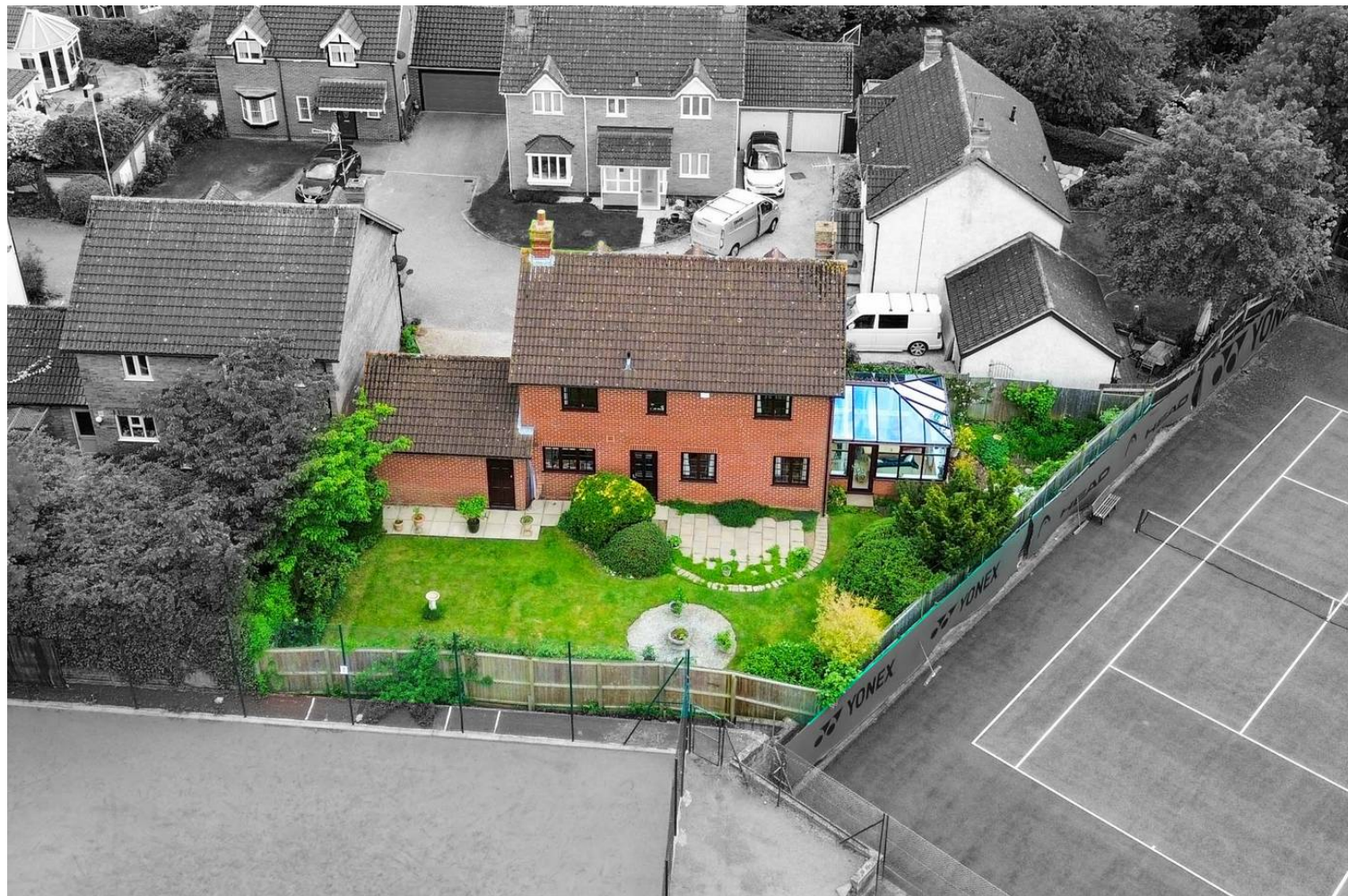
1st floor



Ground 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: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take 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 (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. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.