Wyndale Road, Knighton

£500,000 Freehold

A beautifully presented five-bedroom semi-detached home in Knighton, featuring a stunning open-plan living kitchen, two reception rooms and an established rear garden, ideal for modern family living.

KB Knightsbridge Estate Agents

0116 271 3333

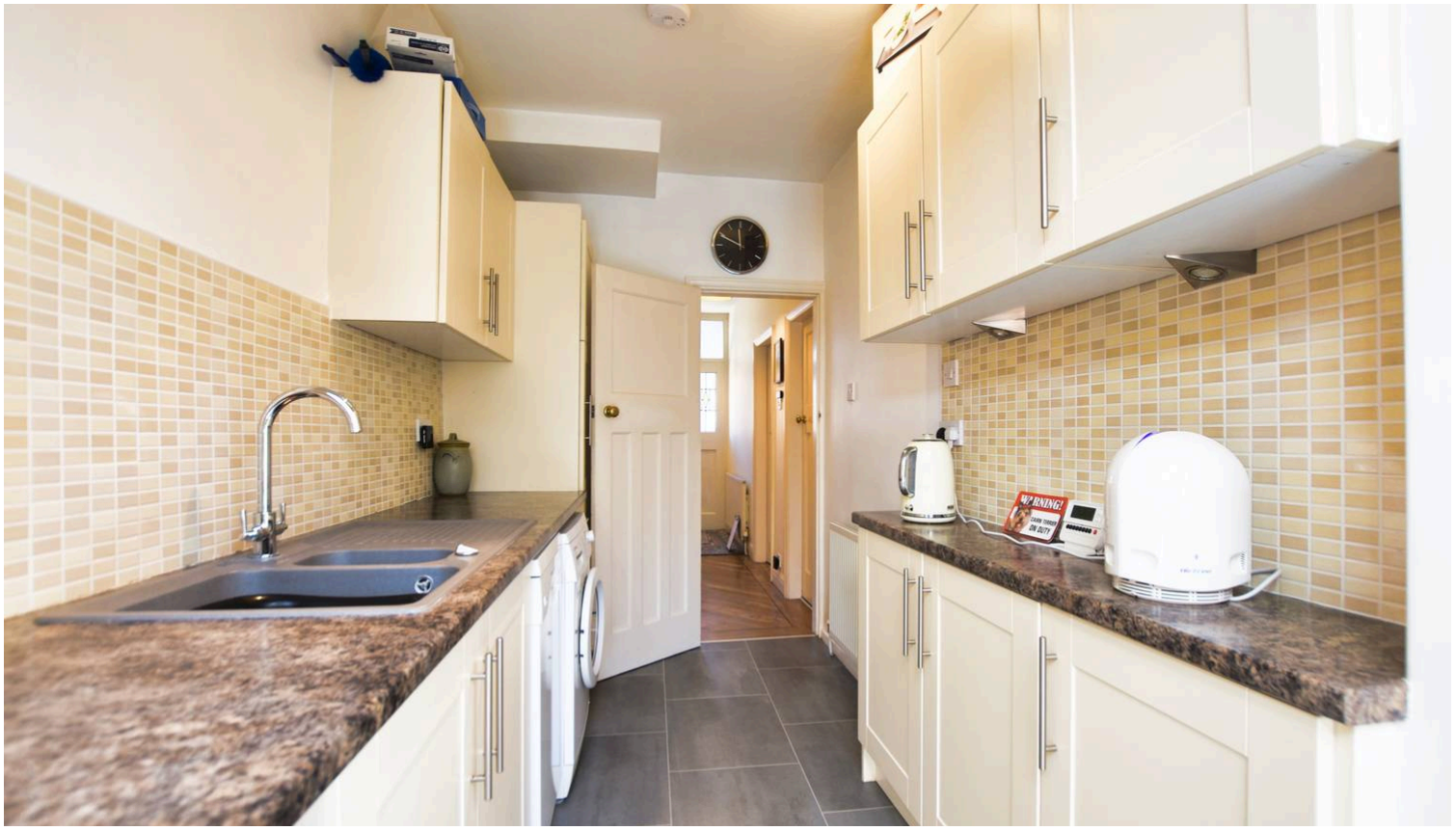
Entrance Porch
Features an internal door and an original part-leaded door and window.

Hallway
Includes stairs to the first floor, meter cupboard, Yale burglar alarm keypad, fuse box, under-stairs storage, wood-effect flooring, access to the WC and a radiator.

Reception Room One
12' 11" x 11' 3" (3.94m x 3.42m)
Double-glazed bay window to the front with shutters, gas fire with marble insert/hearth and fire surround, and a radiator.

Reception Room Two
13' 5" x 11' 2" (4.10m x 3.41m)
Double-glazed door leading to the open-plan area, gas fire with surround, TV point, and two radiators.

Open Plan Living/Kitchen/Dining
26' 5" x 13' 7" (8.05m x 4.13m)
(narrowing to 4.03m) Two sets of double-glazed French doors with built-in blinds, double-glazed window, and three skylight windows



Kitchen Area
One and a half bowl ceramic sink and drainer, wall and base units with work surfaces, tiled flooring, built-in oven, electric hob with stainless steel chimney hood, fridge/freezer, dishwasher, kitchen, breakfast bar, and wine rack.

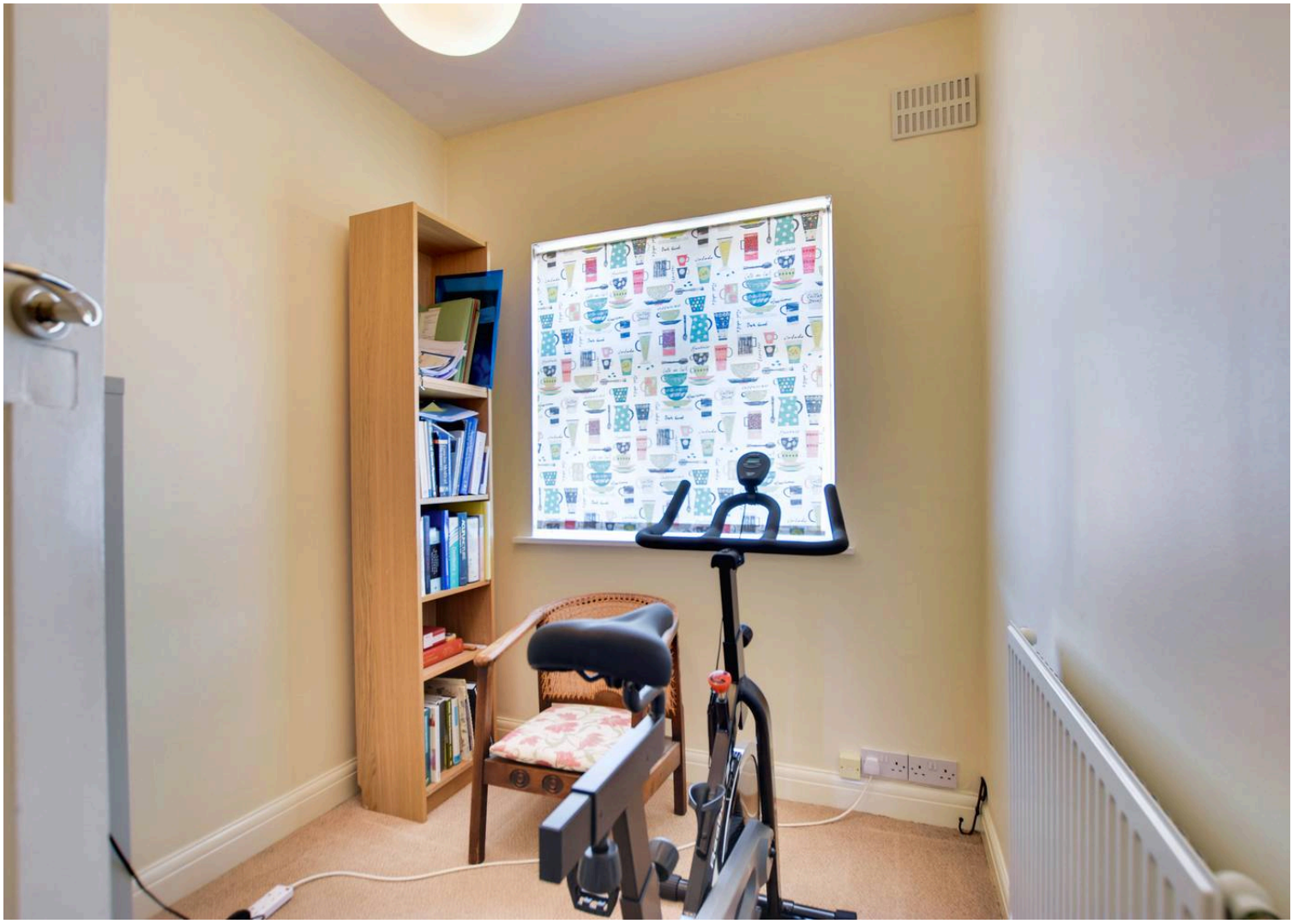
Living/Dining Area
Wooden flooring and three radiators.

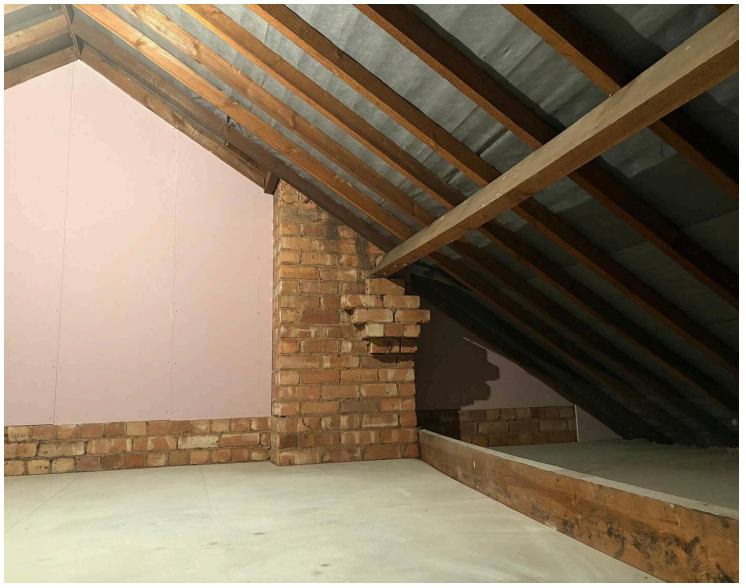
Lobby
Internal door to the garage and access to the second ground-floor WC.

Ground Floor WC Two
4' 7" x 3' 4" (1.40m x 1.01m)
Low-level WC, wash hand basin, extractor fan, and radiator.

Utility Room
8' 3" x 6' 2" (2.51m x 1.88m)
Tiled flooring, housing for the boiler, plumbing for a washing machine, sink/drainer unit, wall and base units, and a radiator.

First Floor Landing
Loft access via pull-down ladder to a boarded loft with lighting and added fireproofing; airing cupboard with shelving and radiator.





Bedroom One
22' 0" x 9' 7" (6.70m x 2.93m)
(narrowing to 5.33m) Windows to the rear and side elevations, roof access, and radiator.

Ensuite Shower Room
8' 8" x 4' 1" (2.65m x 1.24m)
A tiled shower cubicle with an electric shower, wash hand basin, low-level WC, extractor fan, tiled walls, lino flooring, and a heated chrome towel rail.

Bedroom Two
13' 5" x 9' 10" (4.09m x 2.99m)
Front-facing bay window, two fitted wardrobes, and radiator.

Bedroom Three
13' 7" x 10' 2" (4.13m x 3.11m)
Rear-facing window, two fitted wardrobes, and radiator.

Bedroom Four
7' 11" x 7' 1" (2.41m x 2.16m)
Front-facing window and radiator.

Bedroom Five
8' 0" x 6' 10" (2.44m x 2.08m)
Front-facing window and radiator.

Family Bathroom
8' 3" x 6' 2" (2.51m x 1.88m)
Window to rear, bath, separate tiled shower cubicle, pedestal wash hand basin, low-level WC, shaver point, extractor fan, laminate flooring, and heated chrome towel rail.

Front Garden

Paved and gravelled frontage.

Rear Garden

Established garden with a paved patio, outside lighting, and power supply; steps lead to a lawn with well-stocked flower beds, mature shrubs, trees, raised beds, a shed, and perimeter fencing.

Ground floor

1st floor

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

Garage

(6.42m x 2.41m) Wooden opening doors, power, lighting, an internal tap, and limited access

Driveway

Front-facing; accommodates one to two cars.

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: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

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.