



## Wimborne Road, South Knighton

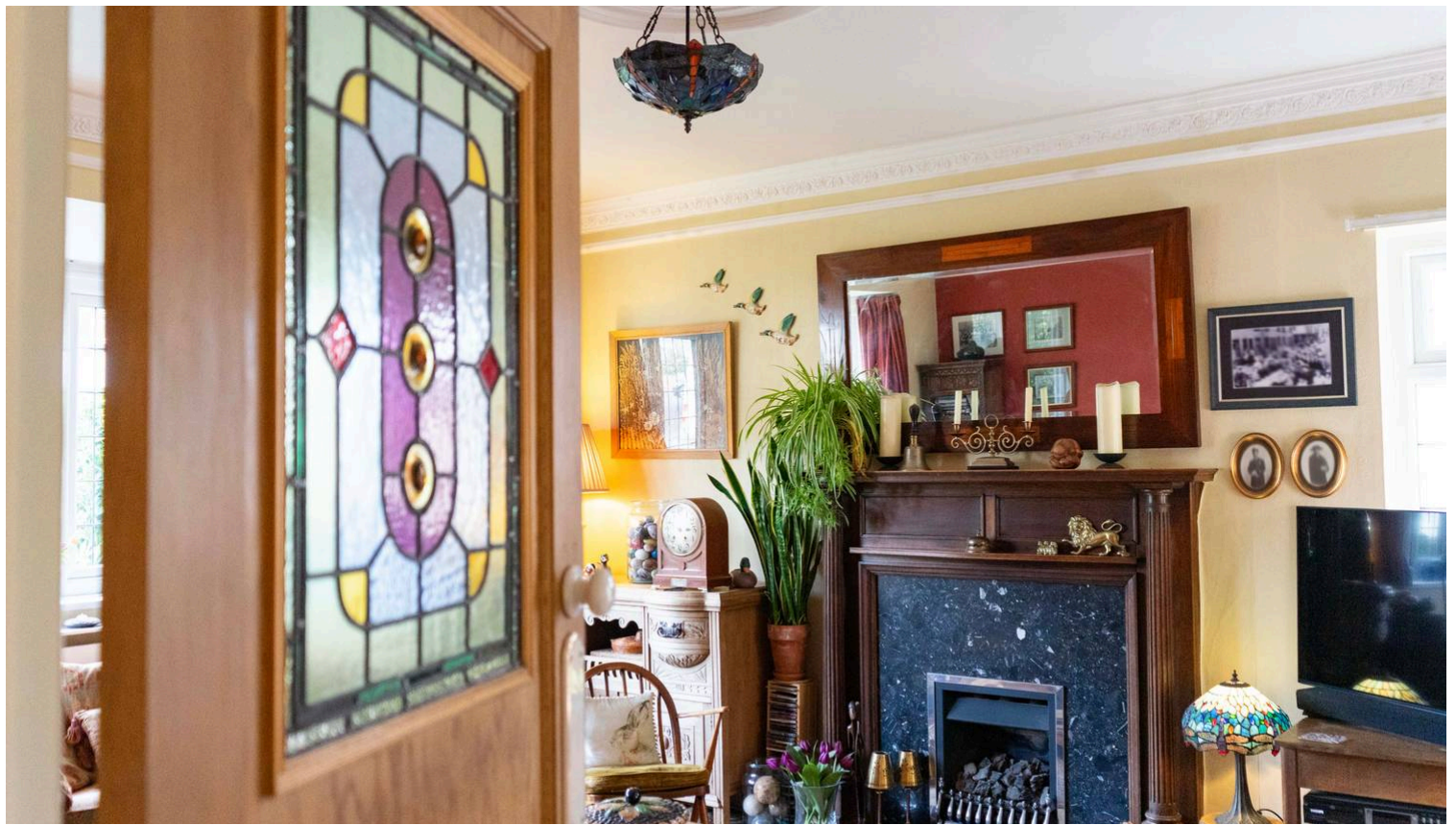
Offers Over £625,000 Freehold

A well-maintained five-bedroom detached home blending period features with modern touches, featuring two reception rooms and a generous rear garden, ideally located close to Knighton Park.



0116 274 5544





#### **Entrance Hall**

Stairs to the first floor, an under-stairs storage cupboard, part-leded window to the front elevation, wooden flooring, and a traditional style radiator.

#### **Reception One**

17' 11" x 13' 0" (5.47m x 3.97m)

Double-glazed bay window to the front and side elevations, coving to the ceiling, ceiling rose, living flame effect gas fire with marble insert/hearth and fire surround, and a radiator.

#### **Reception Two**

15' 3" x 12' 0" (4.64m x 3.65m)

Double-glazed French doors to the rear elevation, double-glazed window to the side elevation, feature a period style open fire with hearth and fire surround, coving, ceiling rose, wooden flooring, and a radiator.

#### **Kitchen/Dining Room**

18' 7" x 14' 1" (5.67m x 4.30m)

(Narrowing to 3.3m) Double-glazed window to rear, feature leaded stained glass windows to the side, French doors to the rear, part wood-panelled walls, wall-mounted boiler, ceramic sink and drainer, range of wall and base units with work surfaces, gas cooker point, part exposed brick wall, tiled flooring, plumbing for washing machine, and two traditional style radiators.



### First Floor Landing

Loft access and storage cupboard.

### Bedroom One

14' 6" x 13' 0" (4.41m x 3.96m)

Double-glazed windows to front and side elevations, laminate flooring, and a traditional style radiator.

### Bedroom Two

14' 10" x 11' 11" (4.53m x 3.64m)

Double-glazed window to rear and side elevations, fitted wardrobes, laminate flooring, and a radiator.

### Bedroom Three

9' 11" x 7' 10" (3.03m x 2.38m)

Double-glazed window to front elevation, laminate flooring, and a radiator.

### Bedroom Four

10' 6" x 7' 9" (3.20m x 2.36m)

Double-glazed window to rear elevation, walk-in wardrobe, laminate flooring, and a radiator.

### Bedroom Five

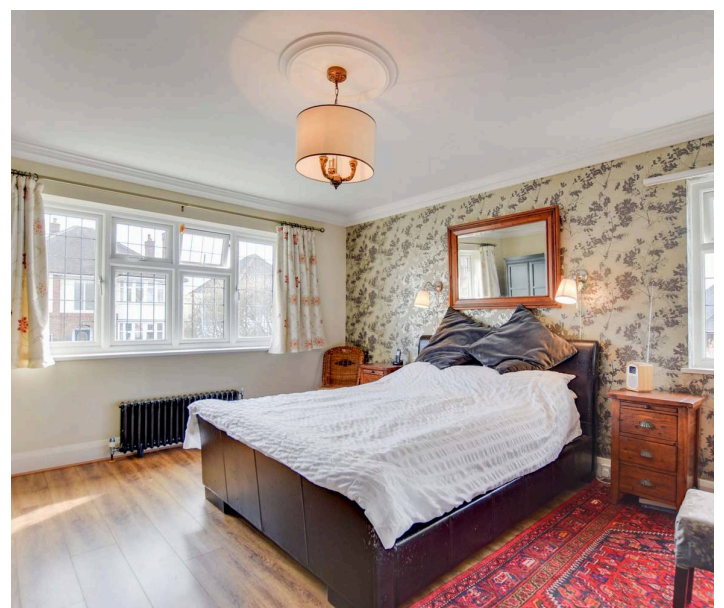
8' 11" x 7' 4" (2.71m x 2.24m)

Double-glazed window to front elevation and a radiator.

### Bathroom

9' 11" x 8' 2" (3.03m x 2.50m)

Double-glazed window to the rear, roll-top bath with mixer tap/shower attachment, pedestal wash-hand basin, high-flush WC, wooden flooring, and a traditional-style radiator.









### **Shower Room**

5' 4" x 3' 11" (1.63m x 1.19m)

Double-glazed window to side, tiled shower cubicle with electric shower, low-level WC, wash hand basin, tiled walls, and a heated towel rail.

### **Front Garden**

Walled frontage with hedging for privacy, block paved driveway, mainly lawned area, lighting to front and side, and a mature wisteria.

### **Rear Garden**

Paved patio with outside lighting, covered seating area, steps down to mainly lawned garden, well-stocked flower beds, established shrubs and trees, pergola with mature creepers over a seating area, further lawned area to the rear with decked seating, and fencing to perimeter.

### **Driveway**

1 vehicle

### **Garage**

4.53m x 2.54m Fold-opening doors to front elevation, power, lighting, and gas meter.



Ground floor



1st floor

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





Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

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