

## FOR SALE

**Knighton Fields Road West  
Aylestone, Leicester  
LE2 6LH**



## OFFERS OVER: £175,000

- A Well Presented & Extended Terraced Property
- Located In Aylestone, Near To Local Amenities
- Offered With No Upward Chain
- Gas Central Heating & Double Glazing
- Lounge, Dining Room, Kitchen, Utility Room, Lobby, Bathroom, 3 Bedrooms & Separate WC
- Front Yard & Rear Garden Which Backs on To Aylestone Recreation Ground
- Suitable For Investors & FTB



## Location

This property is located on Knighton Fields Road West, which is situated between Knighton Fields Road East and Cavendish Road, in the popular area of Aylestone. The property is within close proximity to Welford Road, which benefits from an array of everyday amenities including convenience stores, bakeries, restaurants, pharmacies and much more. Other facilities and amenities in the surrounding areas include Aylestone Leisure Centre, Saffron Athletics Stadium, Aylestone Football Pitches and local schooling such as Knighton Mead Primary Academy & Sir Jonathan North College.

## Description

A well presented and superb, extended, three-bedroom mid terrace property, which offers spacious accommodation over two floors, ideal for investors and first-time buyers.

The ground floor briefly comprises; a spacious lounge, dining room which is open to a well appointed fitted kitchen, a useful utility room, and a family bathroom. The first floor comprises; 3 bedrooms and a WC. Externally, the property benefits from a yard to the front, shared side access to the rear enclosed garden, backing directly onto a park and providing an attractive open outlook and a great sense of privacy and space.

## Accommodation

*All measurements are approximate:*

### Lounge - 11' 1" x 11' 1" (3.38m x 3.38m)

Door to front, double glazed bay window, radiators, power points, pendant light fitting.

### Dining Room - 11' 11" x 10' 5" (3.63m x 3.17m)

Double glazed window to rear, stairs to first floor, cupboard under stairs, radiator, power points, pendant light fitting.

### Kitchen - 13' 2" x 6' 10" (4.01m x 2.08m)

Double glazed window to side, wall mounted units, base units and drawers, stainless steel sink with hot and cold mixer tap, four burner gas hob with extractor fan over, electric oven, breakfast bar, boiler, tile splashback surrounds, power points, pendant light fitting.

### Utility Room - 6' 10" x 4' 5" (2.08m x 1.35m)

Plumbing for washing machine, fridge/freezer points, shelves, power points, pendant light fitting.

### Rear Lobby - 6' 9" x 2' 10" (2.06m x 0.86m)

Door to side with access to rear garden, door to bathroom.

### Bathroom - 6' 9" x 7' 7" (2.06m x 2.31m)

Double glazed window to side, panelled bath with mixer tap and shower over, wash hand basin with mixer tap, low level WC, tile splashback surrounds, vertical radiator, pendant light fitting.

## First Floor Landing

### Bedroom One - 13' 8" x 11' 3" (4.16m x 3.43m)

Double glazed window to front, radiator, power points, pendant light fitting.

### Bedroom Two - 10' 5" x 8' 3" (3.17m x 2.51m)

Double glazed window to rear, radiator, power points, pendant light fitting.

### Bedroom Three - 10' 3" x 6' 10" (3.12m x 2.08m)

Double glazed window to rear, radiator, power points, pendant light fitting.

### WC - 3' 10" x 2' 11" (1.17m x 0.89m)

Double glazed window to side, low level WC, wash hand basin with mixer tap, pendant light fitting.

## Outside

A yard to the front, shared side access to the rear enclosed garden, backing directly onto a park and providing an attractive open outlook and a great sense of privacy and space.

## Agents Note

These photos have been enhanced by AI.

## Tenure

Freehold.

## EPC

Band D.

## Council Tax

The property falls within Band A.

## Services

The services, fittings and appliances (if any) have not been tested by the agents.

## Local Authority

Leicester City Council.

## Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: [info@shonkibrothers.com](mailto:info@shonkibrothers.com)



GROUND FLOOR  
488 sq ft (45.1 sq m.) approx.



1ST FLOOR  
384 sq ft (35.1 sq m.) approx.



TOTAL FLOOR AREA: 885 sq ft. (82.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB

REGISTERED NUMBER: 5393795

VAT NUMBER: 856 0294 16

