

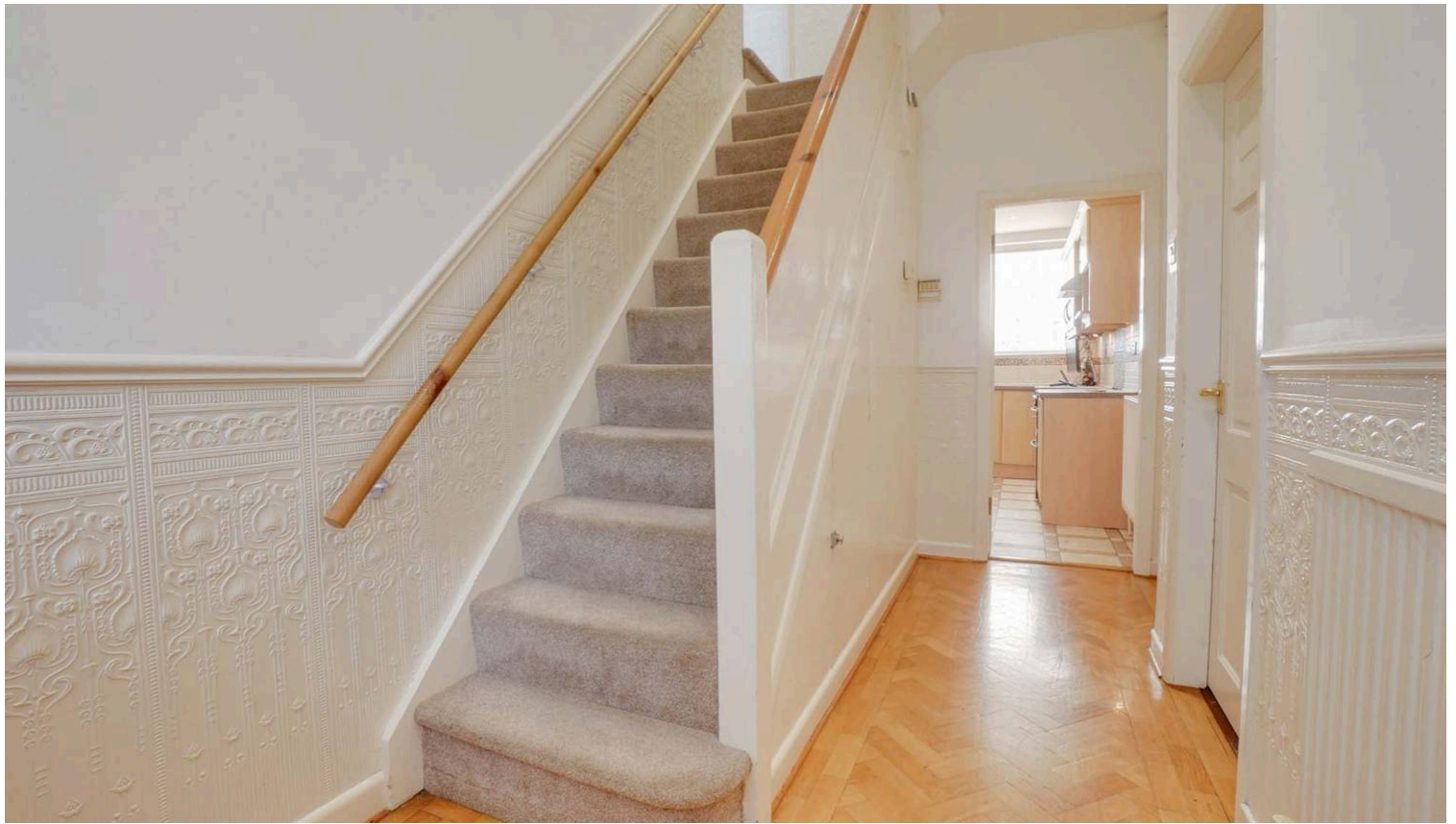


Asquith Boulevard, West Knighton

£415,000 Freehold

An extended five-bedroom semi-detached home in West Knighton, offering versatile family accommodation, two reception rooms, conservatory, garage, driveway, generous garden and no upward chain.





Porch

5' 11" x 2' 2" (1.81m x 0.65m)

Enclosed entrance porch providing shelter from the elements and access into the main accommodation.

Entrance Hall

13' 10" x 6' 3" (4.22m x 1.90m)

Welcoming entrance hall providing access to the principal ground floor accommodation and staircase rising to the first floor.

Lounge/Reception Room

14' 7" x 11' 1" (4.44m x 3.39m)

Spacious bay-fronted reception room positioned to the front of the property, benefiting from a large window allowing plenty of natural light. Offering ample space for a range of lounge furniture and providing an ideal family living area.

Dining Room / Additional Reception Room

14' 8" x 10' 4" (4.46m x 3.16m)

Versatile second reception room offering flexibility for formal dining, a family room or an additional sitting room. Open access through to the conservatory creates an excellent entertaining space.

Conservatory

18' 7" x 9' 5" (5.67m x 2.88m)

UPVC double glazed conservatory providing an additional reception area with tiled flooring, radiator and French doors opening onto the rear garden. A versatile space suitable for sitting, dining or family use whilst enjoying pleasant views across the garden and serving as the principal access point to the rear garden.



Utility Room

8' 2" x 2' 8" (2.48m x 0.81m)

Useful utility area positioned adjacent to the ground-floor shower, providing additional storage and space for laundry appliances.

Downstairs Shower Room

7' 2" x 4' 2" (2.18m x 1.28m)

Ground floor bathroom fitted with a three-piece suite comprising shower, wash hand basin and WC, serving the extended accommodation.

Kitchen

17' 5" x 11' 6" (5.30m x 3.50m)

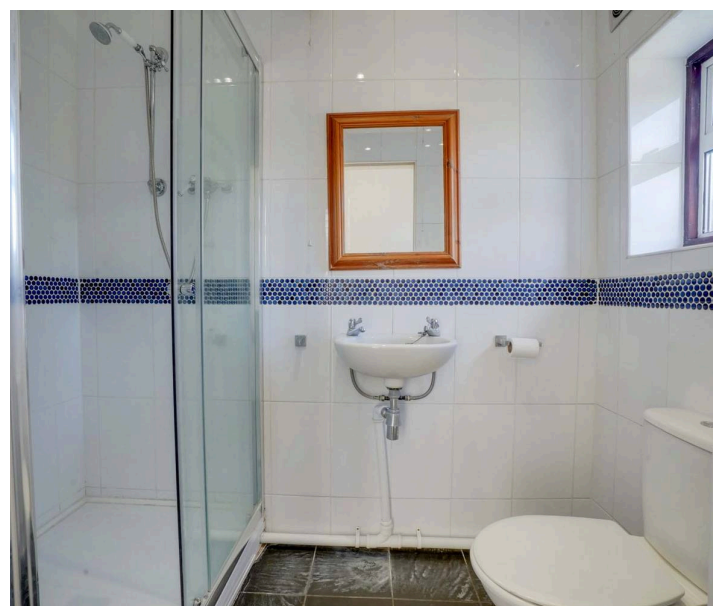
Generous extended kitchen forming part of the two-storey side extension. Fitted with a range of wall and base units whilst offering ample worktop space and room for additional dining furniture if desired. Providing access to the garage, utility area and ground floor bathroom, making it a practical hub of the home. The kitchen offers excellent scope for refurbishment and modernisation to create a fantastic family kitchen space.

First Floor Landing

Bedroom One

15' 1" x 10' 6" (4.59m x 3.21m)

Spacious bay-fronted double bedroom positioned to the front of the property, benefiting from fitted wardrobes and offering ample space for additional freestanding bedroom furniture.









Bedroom Two

12' 9" x 9' 9" (3.89m x 2.97m)

Well-proportioned double bedroom overlooking the rear garden, benefiting from fitted wardrobes, pleasant views across the rear aspect and good levels of natural light.

Bedroom Three

8' 8" x 9' 8" (2.65m x 2.95m)

Double bedroom forming part of the two-storey side extension.

Bedroom Four

13' 11" x 9' 8" (4.25m x 2.95m)

Generous double bedroom situated within the side extension and benefiting from a front-facing aspect. Offering flexible accommodation.

Bedroom Five

8' 3" x 6' 4" (2.52m x 1.92m)

Single bedroom currently arranged as a bedroom but equally suitable as a nursery, dressing room or home office.

Family Bathroom

6' 11" x 8' 0" (2.11m x 2.43m)

First-floor family bathroom fitted with a three-piece suite and serving the five-bedroom accommodation.

Front Garden

Low-maintenance frontage comprising a block-paved driveway with gravelled planting areas, mature shrubs and an attractive red-brick façade.

Rear Garden

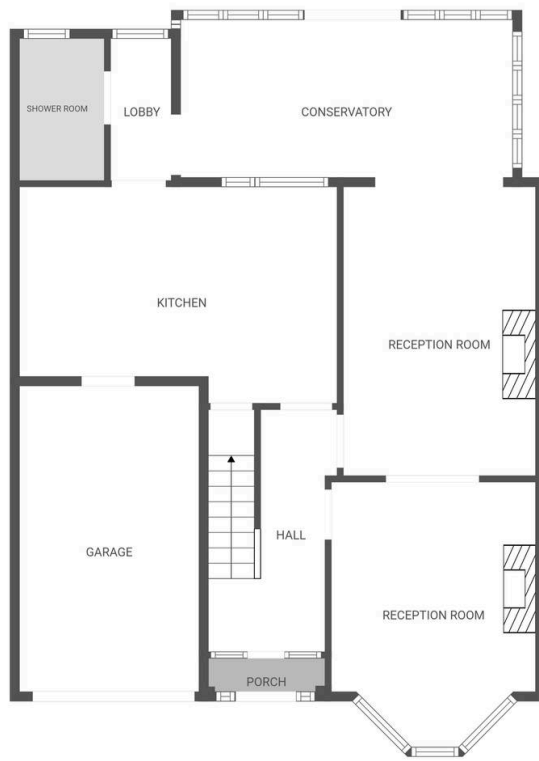
Generous and private rear garden comprising a substantial paved patio area leading onto a lawned garden with established borders, mature trees and shrubs. Enclosed by timber fencing and offering an excellent outdoor space for families and entertaining.

Garage

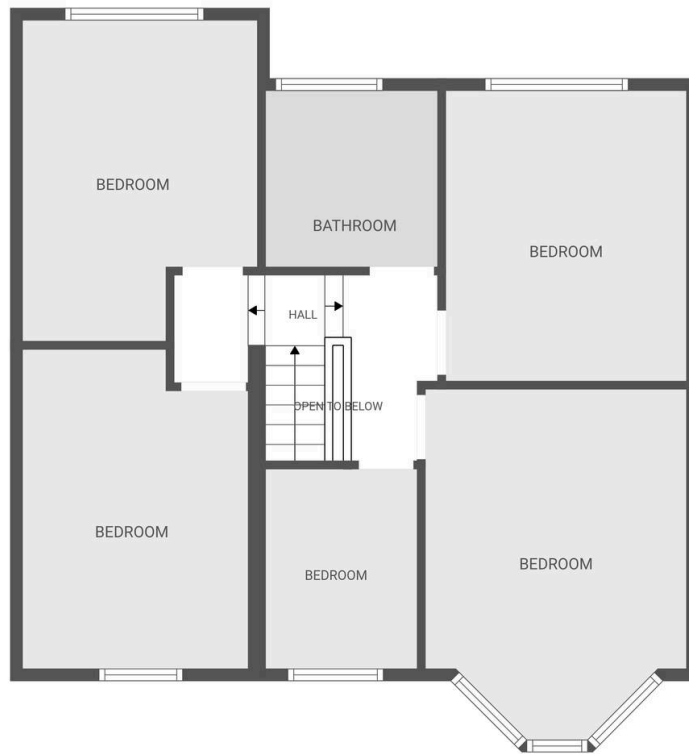
Integral garage with power and lighting, accessible both externally via the up-and-over door and internally from the kitchen. Offering excellent storage, workshop potential or scope for conversion subject to the necessary consents.

Driveway

For one vehicle.



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



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The property is well located for everyday amenities and services including renowned local, public and private schooling, nursery day-care, Leicester City Centre and the University of Leicester, Leicester Royal Infirmary and Leicester General Hospital. The property is also within easy reach of amenities along Welford Road and Queens Road shopping parade in neighbouring Clarendon Park, with its specialist shops, bars, boutiques and restaurants.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

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