





Greenhill Road, Clarendon Park, Bordering Knighton

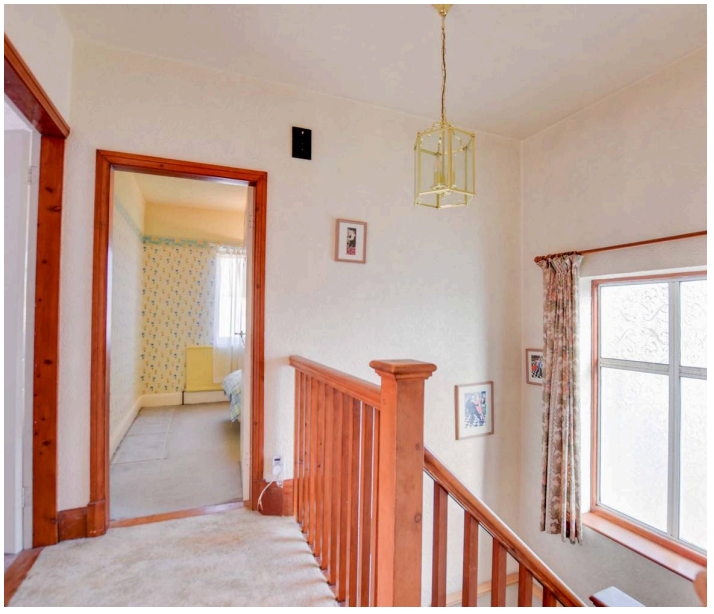
£325,000

A spacious three-bedroom semi-detached home in Clarendon Park/Knighton, offering three reception rooms, study, utility, garage and a versatile first-floor family room, with a private rear garden.

KB Knightsbridge Estate Agents
0116 274 5544







Entrance Porch
Features an internal door leading to the entrance hall.

Entrance Hall
Includes stairs to the first floor and a radiator.

Study
10' 0" x 5' 5" (3.06m x 1.65m)
Double-glazed windows to the front and side elevations and a radiator.

Reception Room One
15' 7" x 10' 11" (4.76m x 3.33m)
Double-glazed bay window to the front elevation and a radiator.

Reception Room Two
13' 11" x 12' 0" (4.24m x 3.65m)
Double-glazed window to the rear elevation and a radiator.

Kitchen
9' 2" x 4' 11" (2.80m x 1.50m)
Double-glazed window to the side elevation, sink and drainer unit, range of wall and base units with work surfaces over, and a cooker point.

Pantry
Window to the side elevation and tiled flooring.



Lobby
Doors leading to the garden and side access.

Utility Room
8' 10" x 4' 11" (2.70m x 1.50m)
Wall-mounted boiler, ceramic sink, and plumbing for a washing machine.

WC
5' 1" x 2' 7" (1.55m x 0.80m)
Window to the side elevation, high-flush WC, and tiled flooring.

First Floor Landing
Double-glazed window to the side elevation and loft access.

Bedroom One
16' 3" x 10' 11" (4.96m x 3.33m)
Double-glazed bay window to the front elevation, fitted wardrobes, and a radiator.



Bedroom Two
14' 0" x 12' 0" (4.26m x 3.66m)
Double-glazed window to the rear elevation and a radiator.



Bedroom Three
10' 0" x 9' 10" (3.06m x 2.99m)
Double-glazed window to the front elevation, fitted wardrobes, and a radiator.













Bathroom
9' 5" x 6' 0" (2.87m x 1.82m)
Two double-glazed windows to the side elevation, bath, pedestal wash hand basin, low-level WC, and a radiator.
Family Room
22' 9" x 13' 0" (6.94m x 3.96m)
Two windows to the side elevation and two radiators. Note: Ideal for conversion to a principal bedroom or fourth bedroom with an ensuite.

Front Garden

Walled front garden with a path leading to the front door.

Rear Garden

Patio to the side and rear with a raised lawn, shrubs, and fencing to the perimeter.

Garage

5.3m x 2.27m Up-and-over door to the front elevation, power, lighting, and gas meter.

On Street

Permit Parking Zones The property is within a controlled parking zone. Buyers should make their own enquiries with the local council regarding permit availability and associated costs.



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 local public and private schooling, including Avenue Road Infant and Junior, St John's Infant and Junior and Sir Thomas Moore's school, Leicester City Centre and the University of Leicester, Leicester Royal Infirmary and Leicester General Hospital. The property is located close to Knighton Park, Victoria Park and Queens Road shopping parade in neighbouring Clarendon Park with its specialist shops, bars, boutiques and restaurants.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

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