

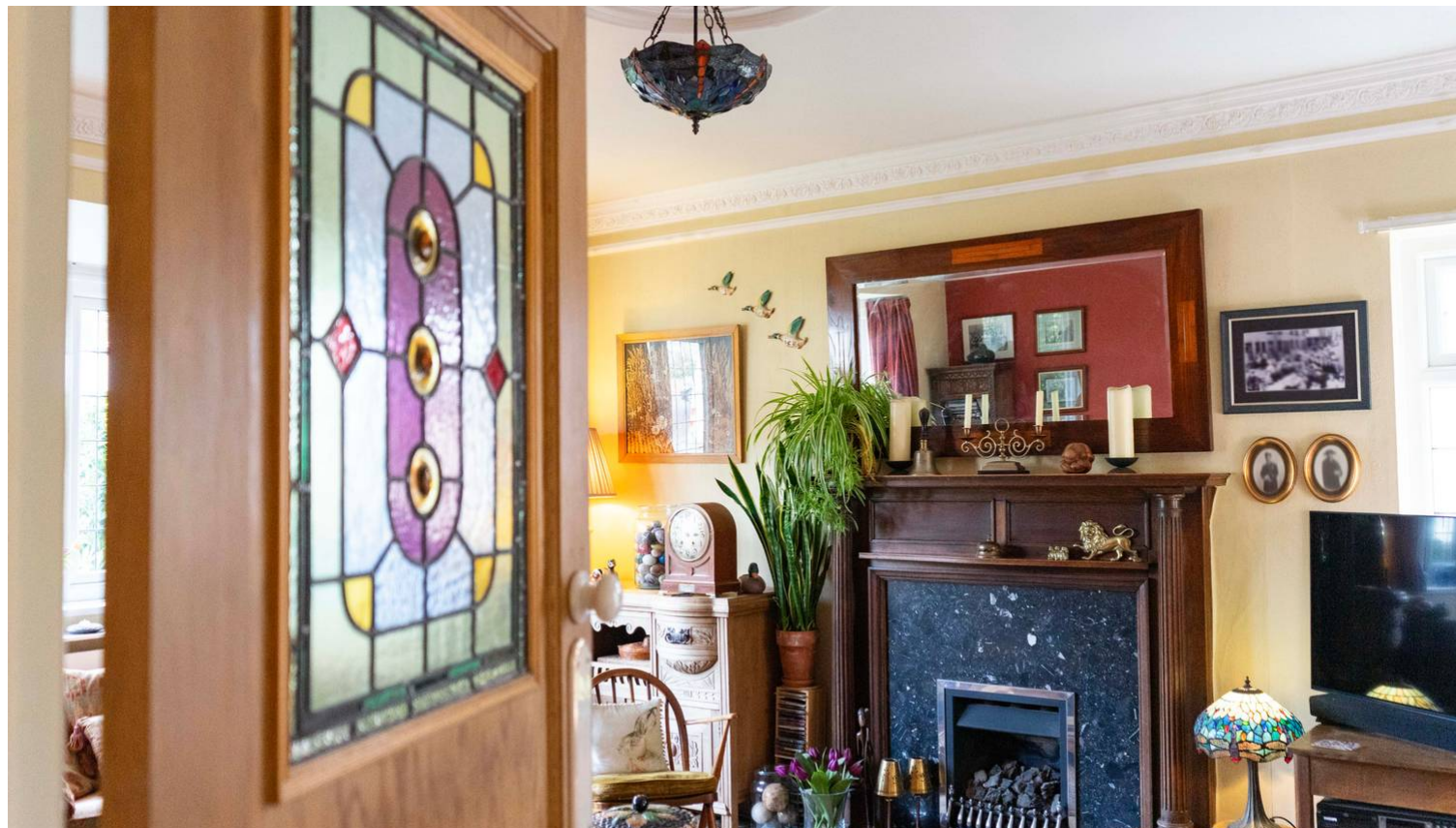


Wimborne Road, South Knighton

Offers Over £600,000 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.





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

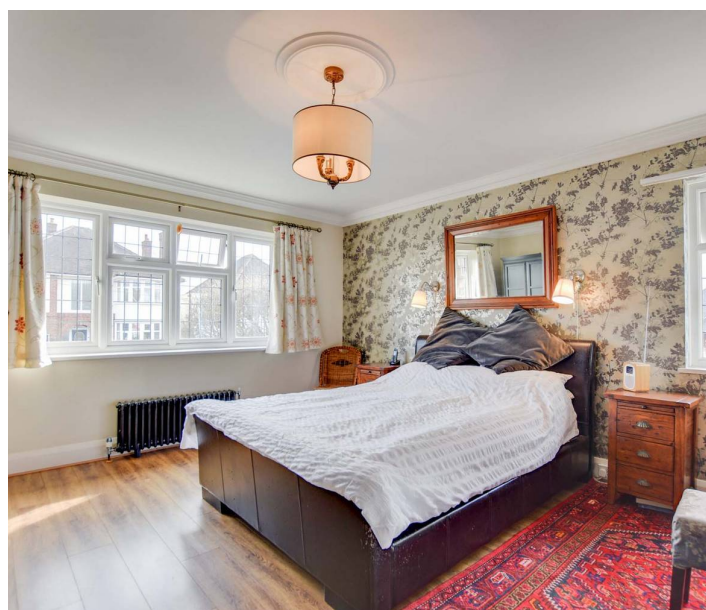
8' 11" x 7' 4" (2.71m x 2.24m)

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

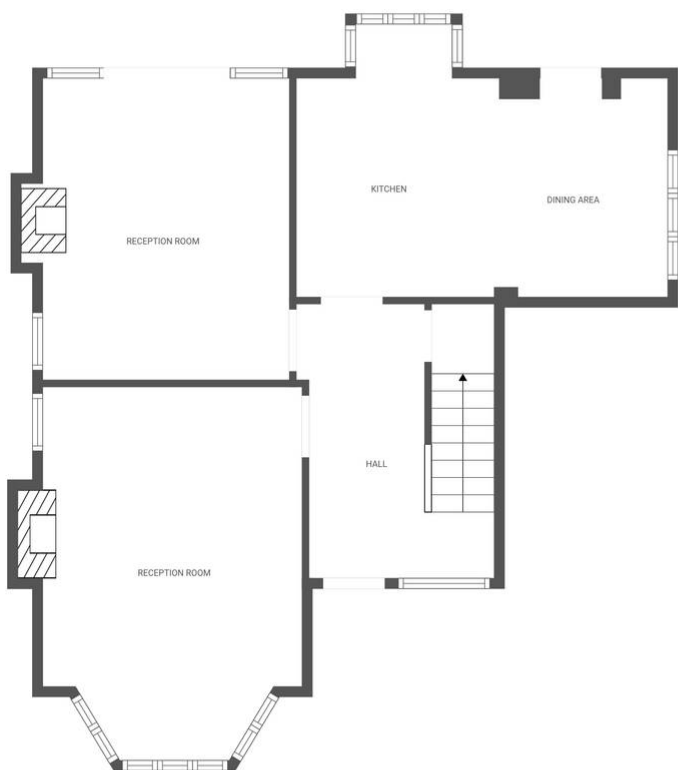
Paved patio with outside lighting, covered seating area, steps down to mainly lawned garden, well-stocked flower beds, established shrubs and trees, pergola with mature creepers over a seating area, further lawned area to the rear with decked seating, and fencing to perimeter.

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:

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.