



## South Knighton Road, South Knighton

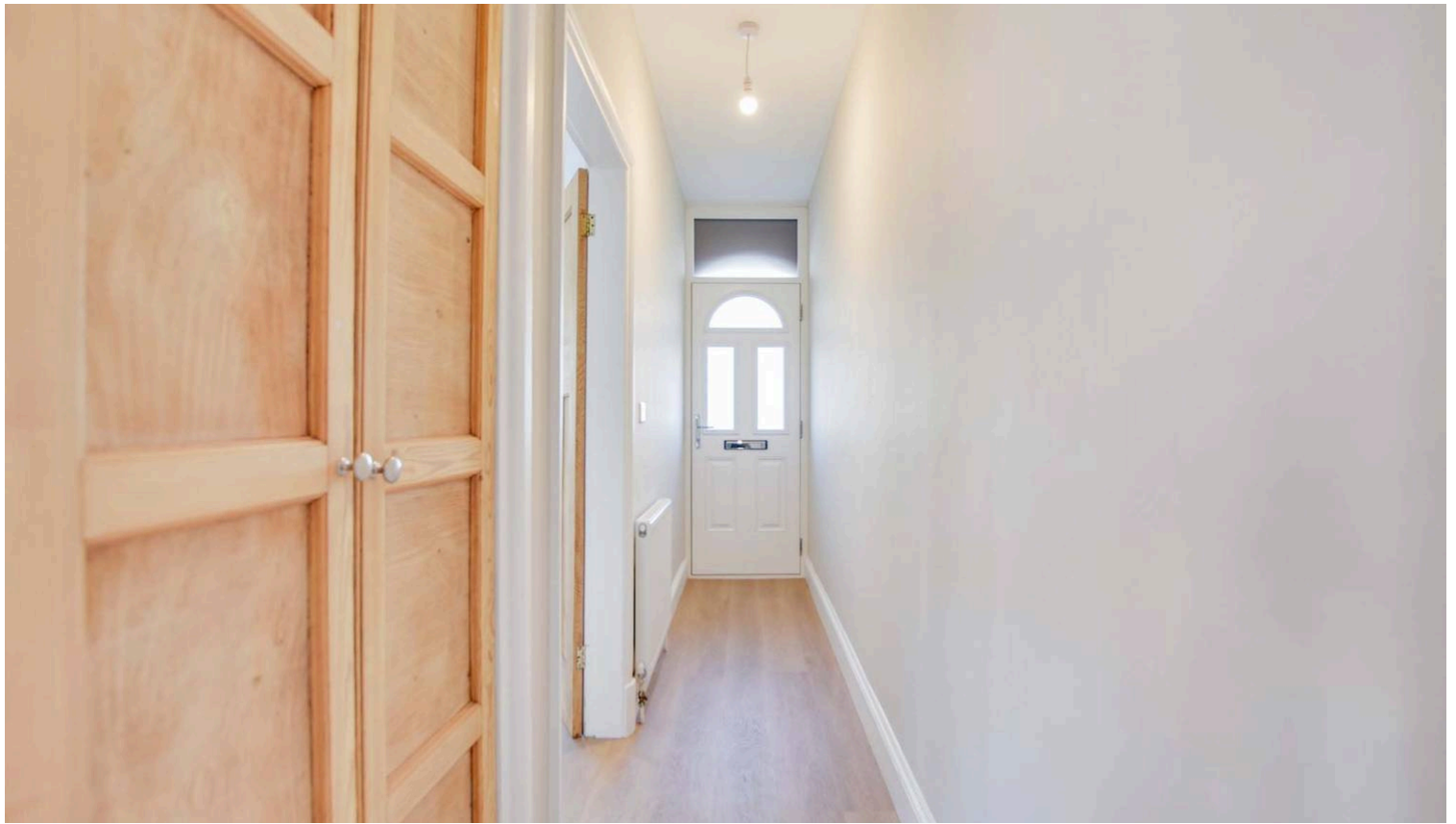
£360,000

Located on the sought-after South Knighton Road, this spacious three-bedroom terrace offers well-proportioned accommodation with two reception rooms, a fitted kitchen and a generous rear garden.



0116 274 5544





#### **Entrance Hall**

Includes downstairs cloaks cupboard, radiator, and wood effect flooring.

#### **Reception Room One**

13' 5" x 11' 10" (4.10m x 3.60m)

Features a double-glazed bay window to the front elevation with window blinds, wood effect flooring, and a radiator.

#### **Reception Room Two**

15' 1" x 13' 0" (4.60m x 3.96m)

Features a double glazed door to the rear garden, stairs to the first floor, decorative fireplace, wood effect flooring, and a radiator.

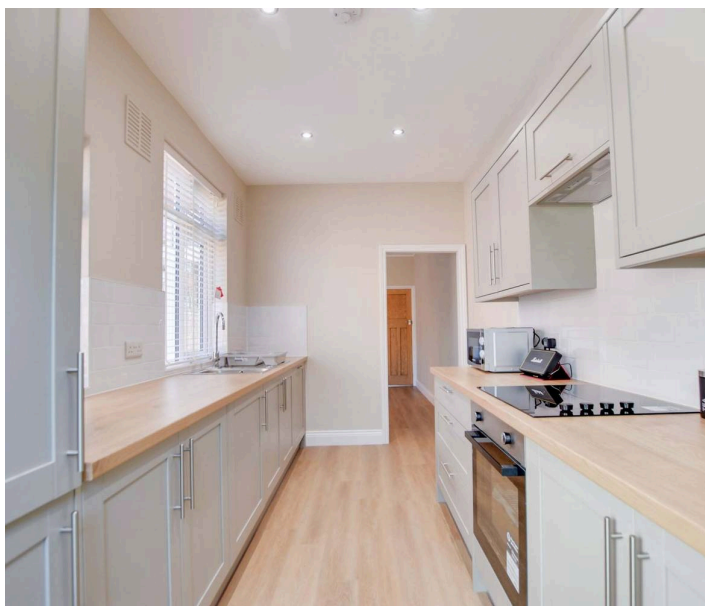
#### **Fitted Kitchen**

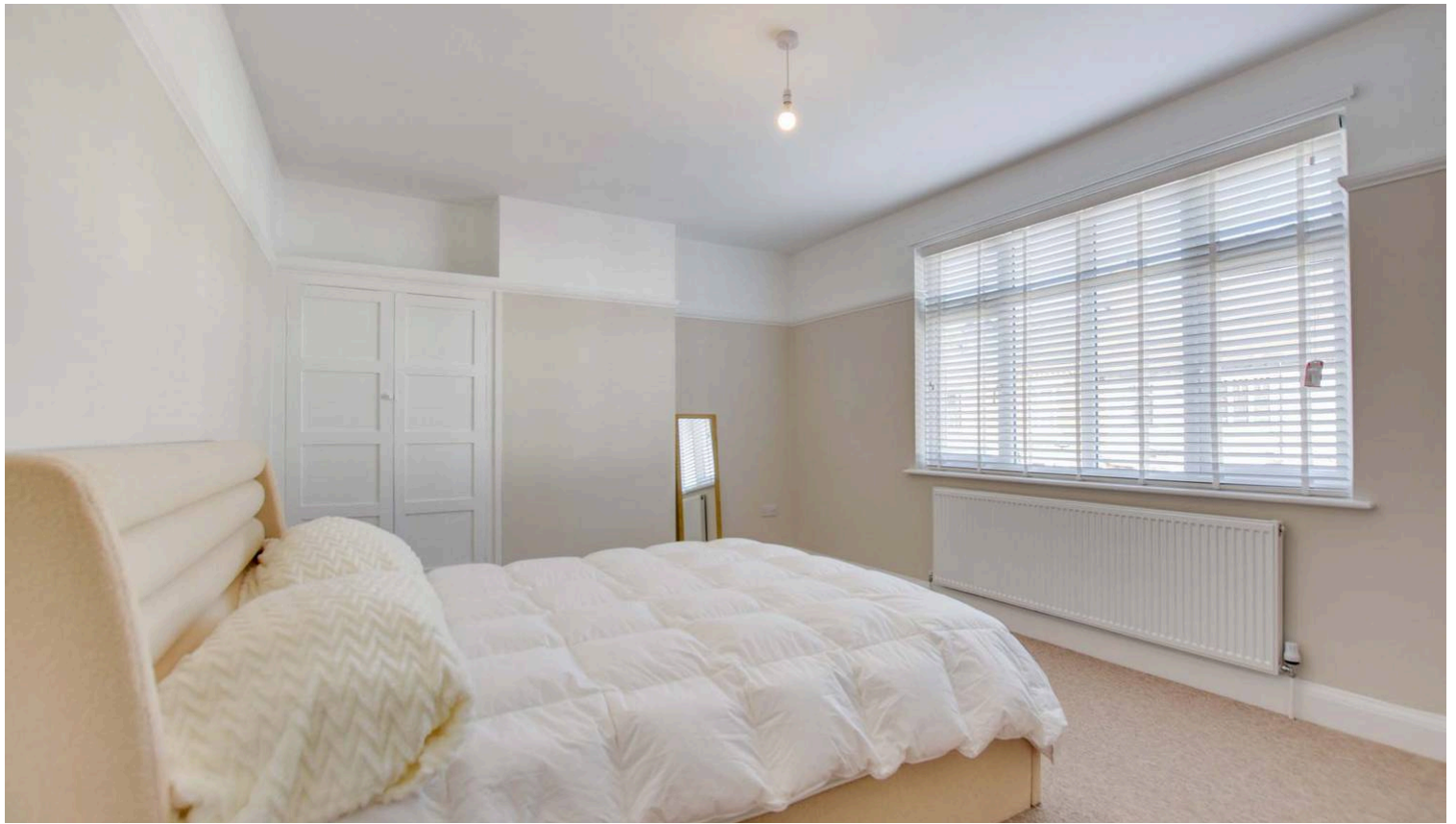
15' 3" x 7' 4" (4.65m x 2.24m)

Includes a double-glazed door to the rear garden and two double-glazed windows to the side elevation with blinds. Equipped with a stainless steel sink and drainer unit, a range of wall and base units with work surfaces, and built-in appliances (washing machine, dishwasher, fridge freezer, oven, and electric hob with filter hood). Features include inset ceiling spotlights, wood-effect flooring, a radiator, and a cupboard housing the boiler.

#### **First Floor Landing**

With loft access and a radiator.





### **Bedroom One**

16' 5" x 11' 9" (5.00m x 3.57m)

Includes a double-glazed window to the front elevation with blinds, a built-in cupboard, picture rail, and radiator.

### **Bedroom Two**

13' 9" x 13' 0" (4.20m x 3.95m)

Includes a double-glazed window to the rear elevation with blinds, a built-in cupboard, and a radiator.

### **Bedroom Three**

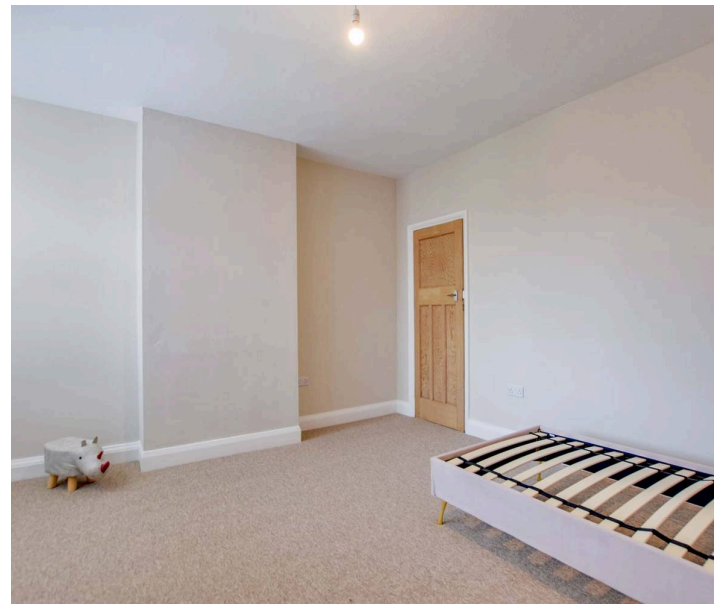
8' 2" x 7' 5" (2.50m x 2.26m)

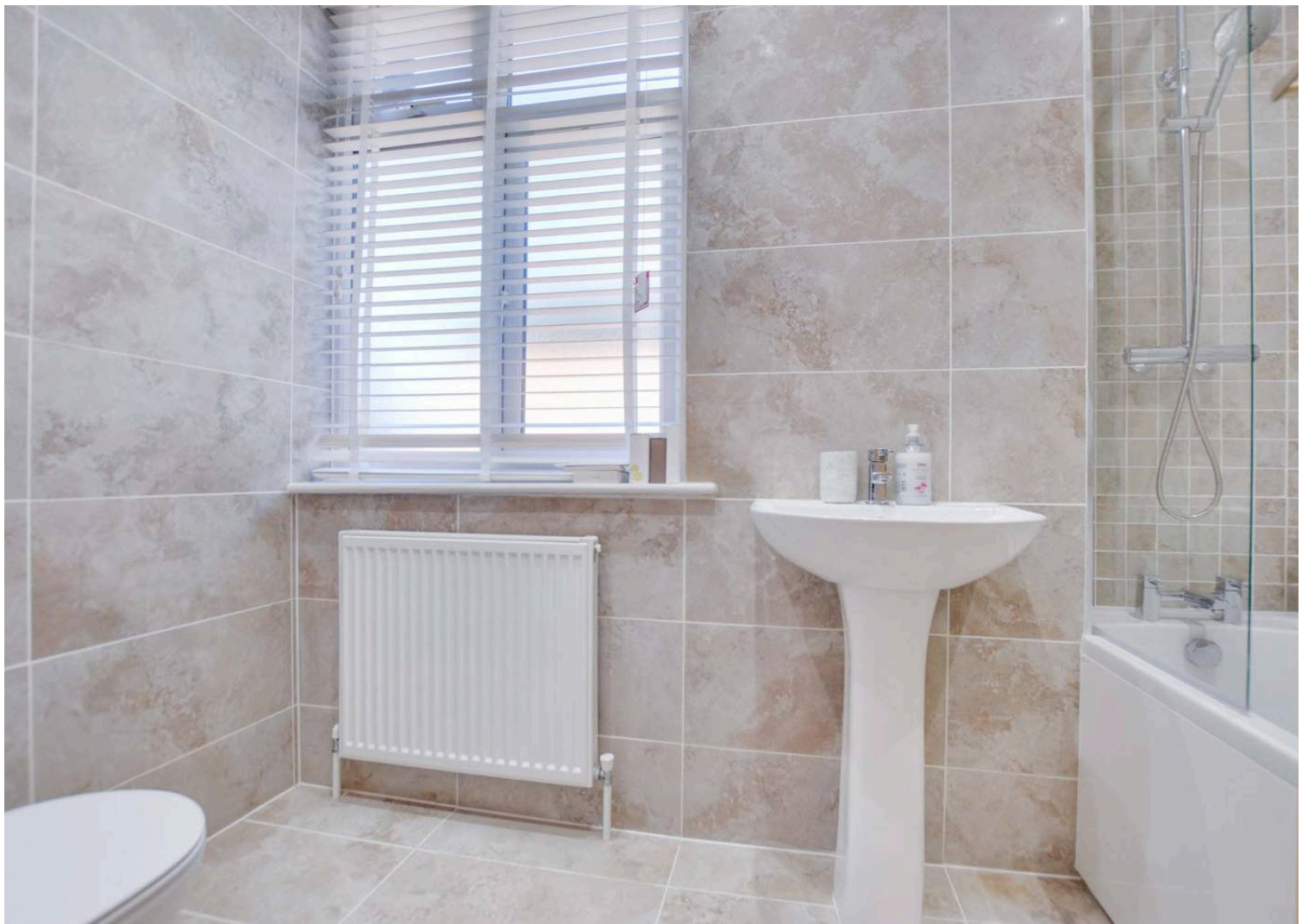
Includes a double-glazed window to the rear elevation with blinds, picture rail, and radiator.

### **Bathroom**

8' 10" x 5' 6" (2.68m x 1.68m)

Features a double-glazed window to the side elevation with blinds and inset ceiling spotlights. Includes a bath with overhead rainfall shower and handheld shower, pedestal wash-hand basin, low-level WC, tiled walls and flooring, and a radiator.









### **FRONT GARDEN**

Block paved frontage providing a hardstanding area to the front. Please note that there is currently no dropped kerb; therefore, it is not classified as an official driveway.

### **REAR GARDEN**

Patio area leading to a mainly lawned rear garden with a walled and fenced perimeter. A gate at the rear leads to a further established garden area/plot.



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 Overdale Infant and Junior Schools and nursery day-care, Leicester City Centre and the University of Leicester, Leicester Royal Infirmary and Leicester General Hospital. The property is located close to Knighton Park and Queens Road shopping parade in neighbouring Clarendon Park with its specialist shops, bars, boutiques and restaurants.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

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