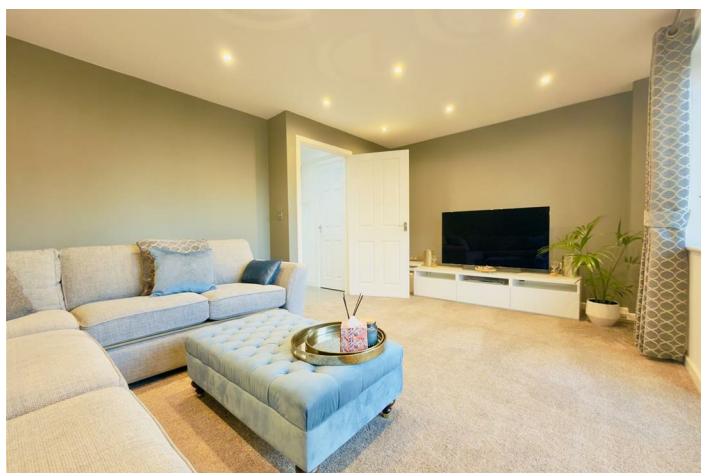


FREEHOLD



House - Detached (EPC Rating: B)

Knightwood Road, Leicester, LE4 9AW

Price Guide

£370,000



4 Bedroom House - Detached located in Leicester

*** DETACHED - FOUR BEDROOMS - DRIVEWAY - GARAGE - TWO BATHROOMS - BARKBYTHORPE ***

Seths are delighted to present this beautifully presented four-bedroom detached home located on the ever-popular Knightwood Road. Spread across three floors and benefiting from a loft bedroom with ensuite, this spacious property offers modern living throughout, a detached garage, and a driveway for two vehicles.

The ground floor features a welcoming entrance hall with tiled flooring, storage cupboard, and access to the downstairs WC, kitchen, and lounge. The contemporary kitchen includes integrated appliances, a bay window to the front, and fully tiled flooring. To the rear is a bright and spacious lounge with a UPVC door opening onto the garden.

The first floor offers three well-proportioned bedrooms and a modern family bathroom. Stairs lead to the second floor where you will find an impressive loft bedroom with fitted storage, Velux window, and a newly refurbished ensuite shower room.

Externally, the property boasts a good-sized rear garden with patio and lawn, enclosed by timber fencing, along with side access to the detached garage. To the front, there is a driveway for two vehicles.

Contact Seths Today to Arrange A Viewing

GROUND FLOOR

ENTRANCE HALL

15'5" x 6'7"

The entrance hall is finished with tiled flooring and accessed via a composite front door. It includes thermostat controls, a radiator, and spotlighting, with doors leading to the downstairs WC, kitchen, and lounge. Stairs rise to the first floor, and a storage cupboard is positioned beneath the staircase.

KITCHEN

14'1" x 9'1"

The kitchen features tiled flooring, a range of base and eye-level units, and a double-glazed bay window overlooking the front aspect. It includes a radiator, gas-powered combination boiler, partially tiled walls, and a stainless steel sink. Integrated appliances include a washer, dishwasher, fridge, freezer, and a four-ring gas burner with oven and extractor hood. Spotlighting completes the room.

DOWNSTAIRS W/C

5'6" x 2'11"

LOUNGE

16'1" x 11'7"

A well-presented lounge offering carpeted flooring,

radiator, and spotlighting. A double-glazed UPVC door and double-glazed windows to the rear aspect provide natural light and direct access to the garden.

FIRST FLOOR

LANDING

11'8" x 6'8"

The first-floor landing benefits from carpeted flooring, spotlighting, a storage cupboard, and stairs continuing to the second floor. It offers access to all rooms on this level.

BEDROOM TWO

13'11" x 9'0"

This bedroom includes carpeted flooring, a radiator, an inbuilt storage cupboard, and a double-glazed window overlooking the rear aspect.

BEDROOM THREE

11'9" x 9'0"

A spacious bedroom with carpeted flooring, radiator, inbuilt storage cupboard, and a double-glazed window facing the front aspect.

BEDROOM FOUR

10'9" x 6'9"

Featuring carpeted flooring, radiator, and a double-glazed window facing the rear aspect.



BATHROOM

6'8" x 5'6"

The bathroom is fitted with vinyl flooring, part-tiled walls, a polyvinyl bathtub, electric shower, wash hand basin, toilet, and a double-glazed window to the front aspect. It also benefits from a newly installed electric shower.

SECOND FLOOR

LANDING

The second-floor landing is carpeted and includes spotlighting, offering access to the loft bedroom.

BEDROOM ONE

21'5" x 12'4"

A generous loft bedroom featuring carpeted flooring, radiator, Velux window to the rear aspect, and a double-glazed window to the front aspect. The room includes built-in storage, a thermostat control, eaves storage access, and a hatch to an additional loft storage area. A door leads to the ensuite shower room.

EN SUITE

7'2" x 6'7"

The ensuite has been recently refurbished and includes vinyl flooring, part-tiled walls, a standing radiator, wash hand basin, toilet, stand-up shower cubicle with mixer function, spotlighting, and a Velux window.

OUTSIDE

The rear of the property offers a generously sized garden, featuring a slabbed patio area leading onto a lawned section, all secluded by wooden fencing. The garden allows access to the detached garage.

At the front, the property benefits from a driveway large enough for two vehicles, with an up-and-over metal door providing access to the garage and a slabbed path leading to the entrance. The property also benefits from solar panels.

GARAGE

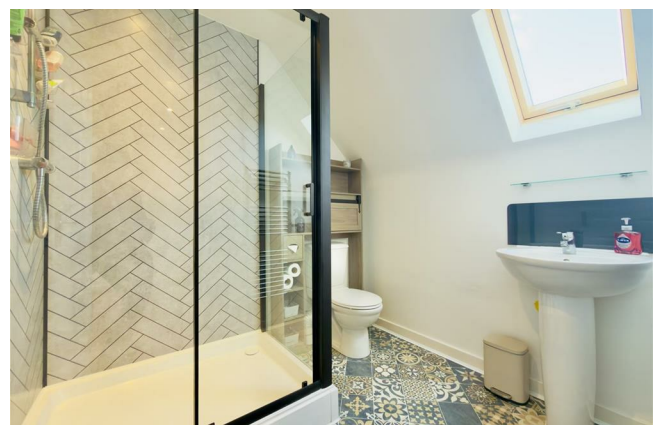
FREEHOLD

COUNCIL TAX BAND - D

ADDITIONAL INFORMATION



Tenure: Freehold
EPC rating: B
Council Tax Band: D (Leicester)
Council Tax Rate: £2,407.72
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Superfast Fibre Broadband





LOUNGE
16'2" x 11'7"
4.92m x 3.54m

STORAGE

KITCHEN
14'1" x 9'2"
4.30m x 2.79m

WC

UP
ENTRANCE HALL

BEDROOM 4
10'10" x 6'9"
3.30m x 2.06m

BEDROOM 2
14'0" x 9'1"
4.26m x 2.76m

BEDROOM 3
11'10" x 9'1"
3.60m x 2.76m

BATHROOM

LANDING

STORAGE

STORAGE

STORAGE

DOWN

UP

LANDING
DOWN

STORAGE

BEDROOM 1
21'5" x 12'4"
6.53m x 3.77m

ENSUITE

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D

Energy Efficiency Rating		
	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	82	82
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		

0116 266 9977

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.