



## Harrow Place, Knighton

To Let £1,995 pcm / For Sale £460,000 Freehold

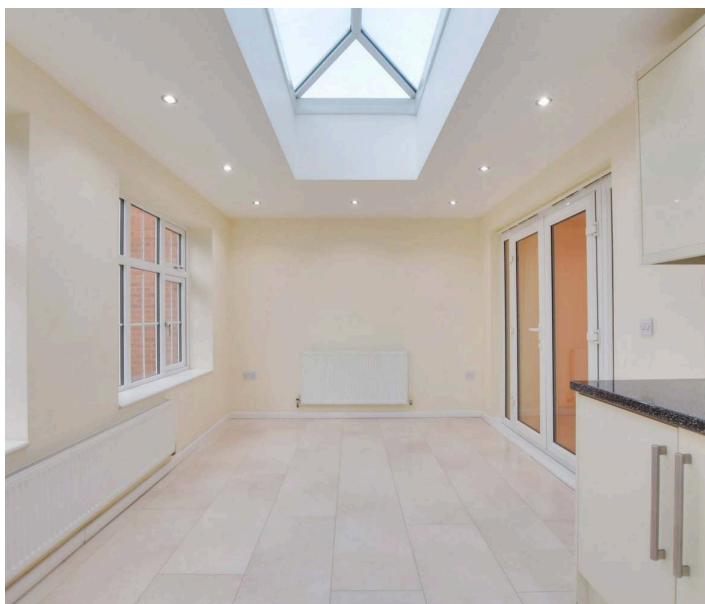
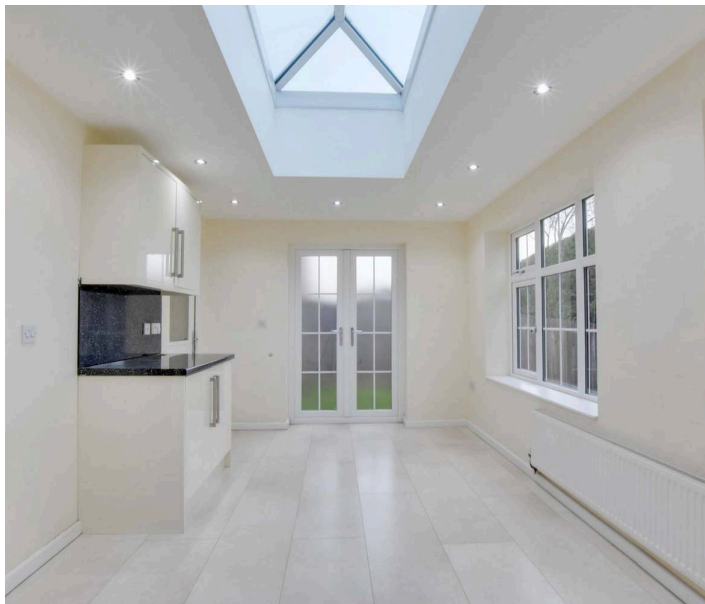
In a Knighton cul-de-sac, this detached home offers flexible living with three double bedrooms, three receptions, plus a potential fourth with a downstairs shower, driveway, garage and rear garden.



Knightsbridge  
Estate Agents

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#### **Entrance Hall**

With stairs to the first floor and a radiator.

#### **Ground Floor Shower Room**

6' 9" x 3' 5" (2.05m x 1.05m)

Includes double-glazed window to front elevation, shower cubicle, low-level WC, wash hand basin, and a radiator.

#### **Living Room**

14' 8" x 11' 11" (4.48m x 3.64m)

With double-glazed doors to the dining room and a radiator.

#### **Kitchen**

10' 6" x 9' 11" (3.20m x 3.01m)

Includes double-glazed door to the dining room, stainless steel sink and drainer unit, range of wall and base units with work surfaces over, built-in oven and gas hob with stainless steel chimney hood over, plumbing for washing machine, cupboard housing boiler, and a radiator.

#### **Extended Dining Room**

17' 0" x 7' 2" (5.19m x 2.19m)

Features double-glazed French doors to the rear garden, two double-glazed windows to the rear elevation, a skylight lantern, inset ceiling spotlights, tiled flooring, two radiators, and additional wall and base units with a work surface.



### Utility Room

6' 9" x 5' 3" (2.07m x 1.60m)

(narrowing to 0.8m) Includes wall and base units, tiled floor, and plumbing for a washing machine.

### Reception Three / Bedroom Four

12' 11" x 8' 8" (3.94m x 2.64m)

With a double-glazed window to the front elevation and a radiator.

### First Floor Landing

With double glazed window to the front elevation, loft access, an airing cupboard, and a radiator.

### Bedroom One

12' 0" x 11' 3" (3.65m x 3.44m)

With double glazed window to the rear elevation, fitted wardrobes, and a radiator.

### En-suite Shower Room

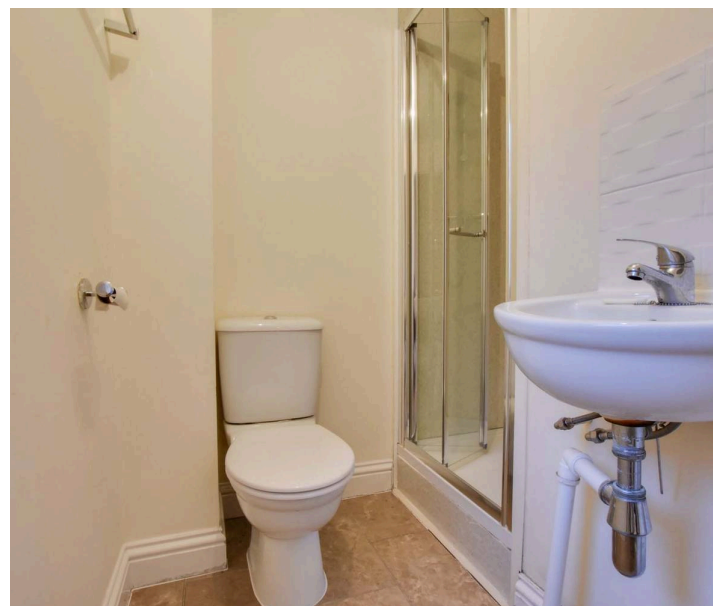
8' 6" x 3' 11" (2.58m x 1.19m)

Includes double-glazed window to the rear elevation, tiled shower cubicle, pedestal wash hand basin, low-level WC, shaver point, extractor fan, and radiator

### Bedroom Two

12' 1" x 11' 4" (3.68m x 3.46m)

(narrowing to 3.01m) With double glazed window to the rear elevation and a radiator.









### **Bedroom Three**

13' 0" x 8' 8" (3.96m x 2.64m)

With double-glazed windows to front and side elevations and a radiator.

### **Bathroom**

8' 0" x 6' 11" (2.44m x 2.10m)

Includes double-glazed window to the front elevation, bath with mixer tap and shower attachment, pedestal wash hand basin, low-level WC, and a radiator.

### **Garden**

With a paved patio with outside lighting and power, mainly laid to lawn, fencing to the perimeter, and a gate for side access.

### **Front Garden**

With a mainly laid-to-lawn with inset shrubs and a storm porch with lighting.

### **Garage**

With an up-and-over door to the front elevation

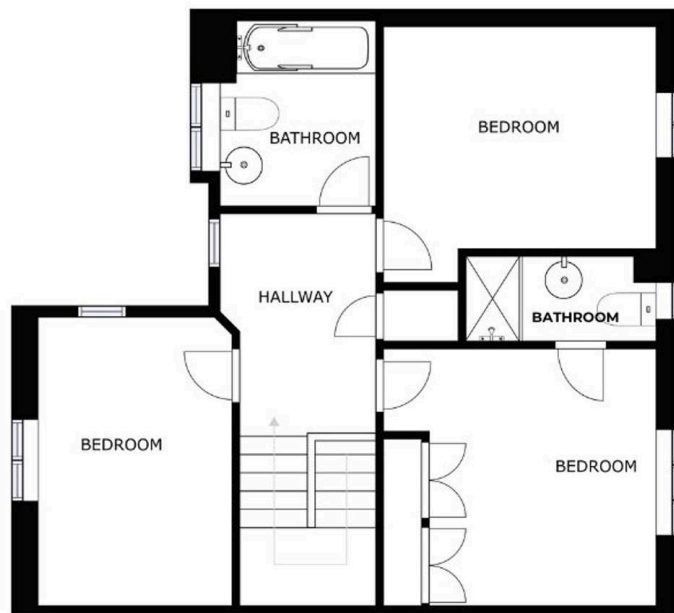
### **Driveway**

With space for approx two cars.



GROUND FLOOR

GROSS INTERNAL AREA  
 GROUND FLOOR: 79.48 m<sup>2</sup>, SECOND FLOOR: 59.2 m<sup>2</sup>  
 TOTAL: 138.68 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



SECOND FLOOR

GROSS INTERNAL AREA  
 GROUND FLOOR: 79.48 m<sup>2</sup>, SECOND FLOOR: 59.2 m<sup>2</sup>  
 TOTAL: 138.68 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...





The property is well located for everyday amenities and services, including renowned 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 also within minutes' walk of Knighton 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: C

EPC Environmental Impact Rating: C

**We'll keep you moving...**



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