



**Wimborne Road, Knighton**  
**£600,000**

**ANDREW  
GRANGER & CO**

Part of

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



## 35 Wimborne Road

Knighton, Leicester, LE2 3RQ

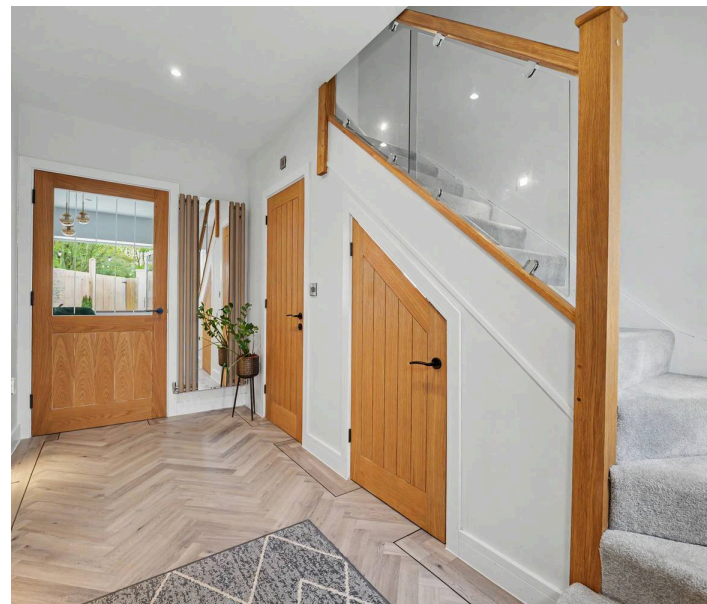
Modern 3-bed detached home on Wimborne Road, Knighton. Overlooks golf course, open-plan kitchen, en-suite, parking, private garden. No chain. Close to schools, amenities, and transport links.

Council Tax band: D

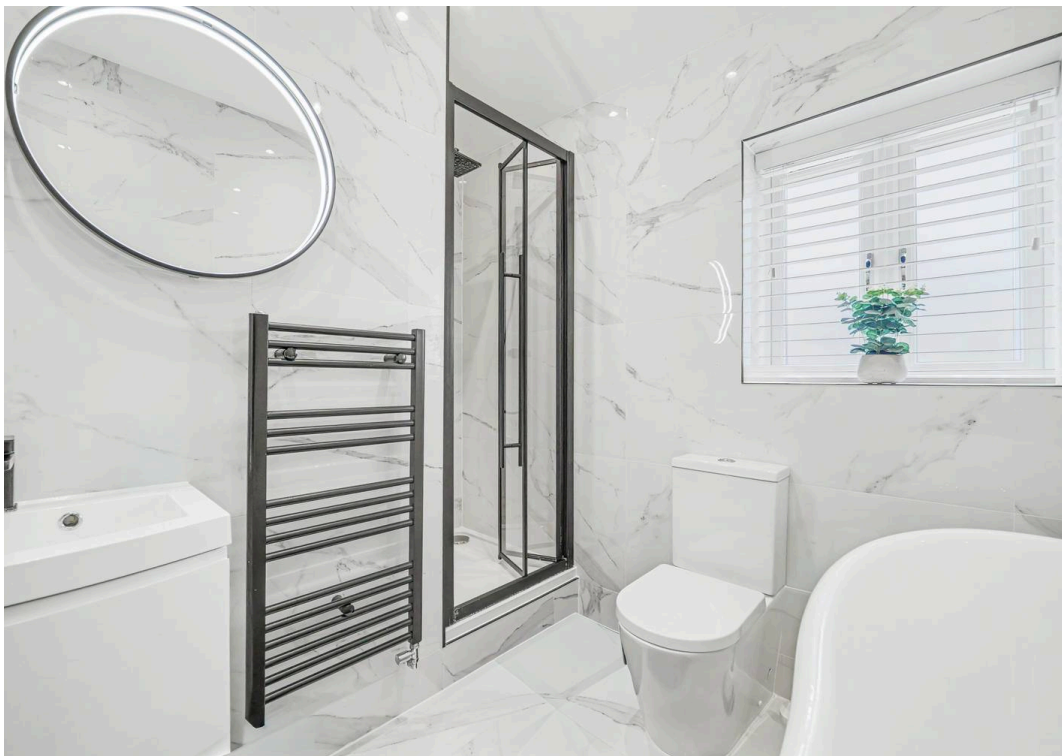
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



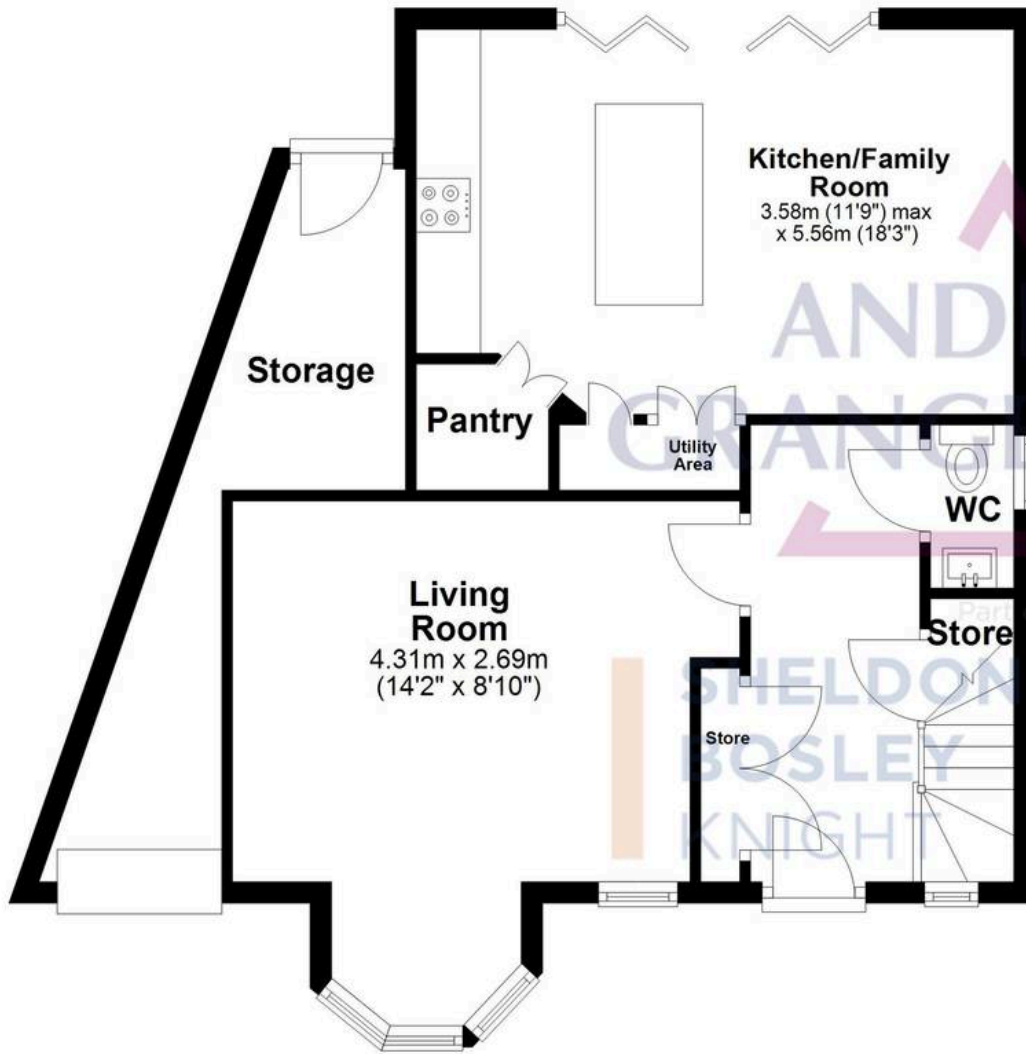






## Ground Floor

Approx. 60.2 sq. metres (648.4 sq. feet)  
(excluding Utility Area)



## First Floor

Approx. 53.6 sq. metres (576.5 sq. feet)



Total area: approx. 113.8 sq. metres (1224.9 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.  
Plan produced using PlanUp.





## Andrew Granger & Co (Part Of Sheldon Bosley Knight)

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### DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.