



**FOR SALE**

**£315,000**

3 Bed Semi-Detached House in Lamborne Road, Leicester, LE2 6HQ



## PROPERTY FEATURES

- Extended 3-bedroom semi-detached home
- Generous corner plot position
- Sought-after West Knighton location
- Spacious lounge/diner
- Modern re-fitted kitchen
- Convenient downstairs WC
- Three well-proportioned bedrooms
- Contemporary family bathroom
- Off-road parking front & rear
- Enclosed garden with detached garage

## FULL DESCRIPTION

### SUMMARY

An extended and spacious three-bedroom semi-detached home, ideally positioned on a generous corner plot on the sought-after Lamborne Road in West Knighton. Beautifully presented throughout, the property offers a large open-plan lounge/diner, a stylish re-fitted modern kitchen, and a convenient downstairs WC. To the first floor are three well-proportioned bedrooms and a contemporary re-fitted family bathroom. Externally, the property benefits from off-road parking to both the front and rear, a fully enclosed garden ideal for families and entertaining, and a detached garage. This is a fantastic opportunity to acquire a well-maintained home in a desirable residential location.

### PORCH

Accessed via a UPVC double glazed front door. UPVC double glazed windows to side aspects. Tiled flooring. Door into:

### ENTRANCE HALL

14' 4" x 6' 4" (4.37m x 1.93m) Doors off to: Lounge/diner, kitchen and WC. Stairs rising to: First floor. LED spotlights. Built-in storage cupboard. Wooden 'Parquet' flooring. Radiator.

### LOUNGE AREA

18' 9" x 11' 4" (5.72m x 3.45m) UPVC double glazed 'French' doors with glazed side panes out to: Rear garden. TV point. Telephone point. Radiator.

### DINING AREA

12' 2" x 11' 4" (3.71m x 3.45m) UPVC double glazed bay window to front aspect. Telephone point. Radiator.

### KITCHEN

15' 8" x 8' 8" (4.78m x 2.64m) Having a selection of fitted base and wall units with a worktop over and a single bowl stainless steel sink. There is a mid level electric fan assisted oven, gas hob with extractor over, a fully integral fridge/freezer, integrated dishwasher and an integral washing machine. UPVC double glazed window to rear aspect. UPVC double glazed door out to: Rear garden. LED spotlights. Tiled backsplash. Tiled flooring. Vertical wall mounted radiator.



# Phillips George



## WC

Comprising: Low level WC and wash hand basin with a fitted vanity unit. UPVC double glazed window to side aspect. Extractor. LED spotlights. Tiled flooring.

## LANDING

Doors off to: Bedrooms and bathroom. Loft hatch access. UPVC double glazed window to side aspect.

## BEDROOM ONE

13' 0" x 11' 4" (3.96m x 3.45m) UPVC double glazed window to rear aspect. A selection of built-in wardrobes and storage. Radiator.



## BEDROOM TWO

12' 2" x 11' 4" (3.71m x 3.45m) UPVC double glazed bay window to front aspect. A selection of built-in wardrobes and storage. Vertical wall mounted radiator.



## BEDROOM THREE

7' 7" x 6' 4" (2.31m x 1.93m) UPVC double glazed window to front aspect. Laminate wooden flooring. Radiator.



## BATHROOM

9' 8" x 6' 3" (2.95m x 1.91m) Comprising: Double walk-in shower with glass shower screens, low level WC and wash hand basin over a fitted vanity unit. UPVC double glazed window to rear aspect. Extractor. LED spotlights. Wall tiling. Floor tiling. Chrome heated towel rail. Built-in cupboard housing combination boiler (2014).

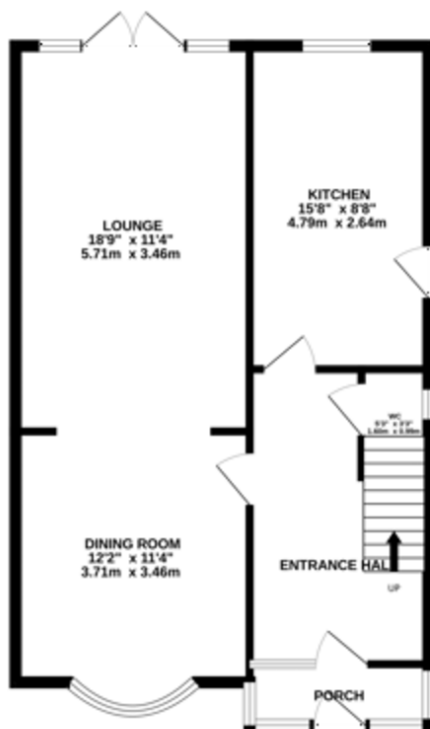


## OUTSIDE

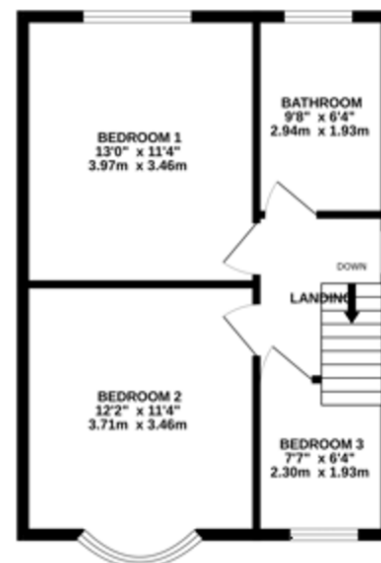
The property occupies a generous corner plot offering a block paved driveway to the front, gated access into the fully enclosed garden having a large paved patio and lawn with a pedestrian gate out to the rear driveway and garage. The garage has an up and over door, plus power with the added benefit of a pedestrian door from the garden.



GROUND FLOOR  
642 sq.ft. (59.6 sq.m.) approx.



1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



**Agents Note:** Whilst every care has been taken to prepare these sales 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.

