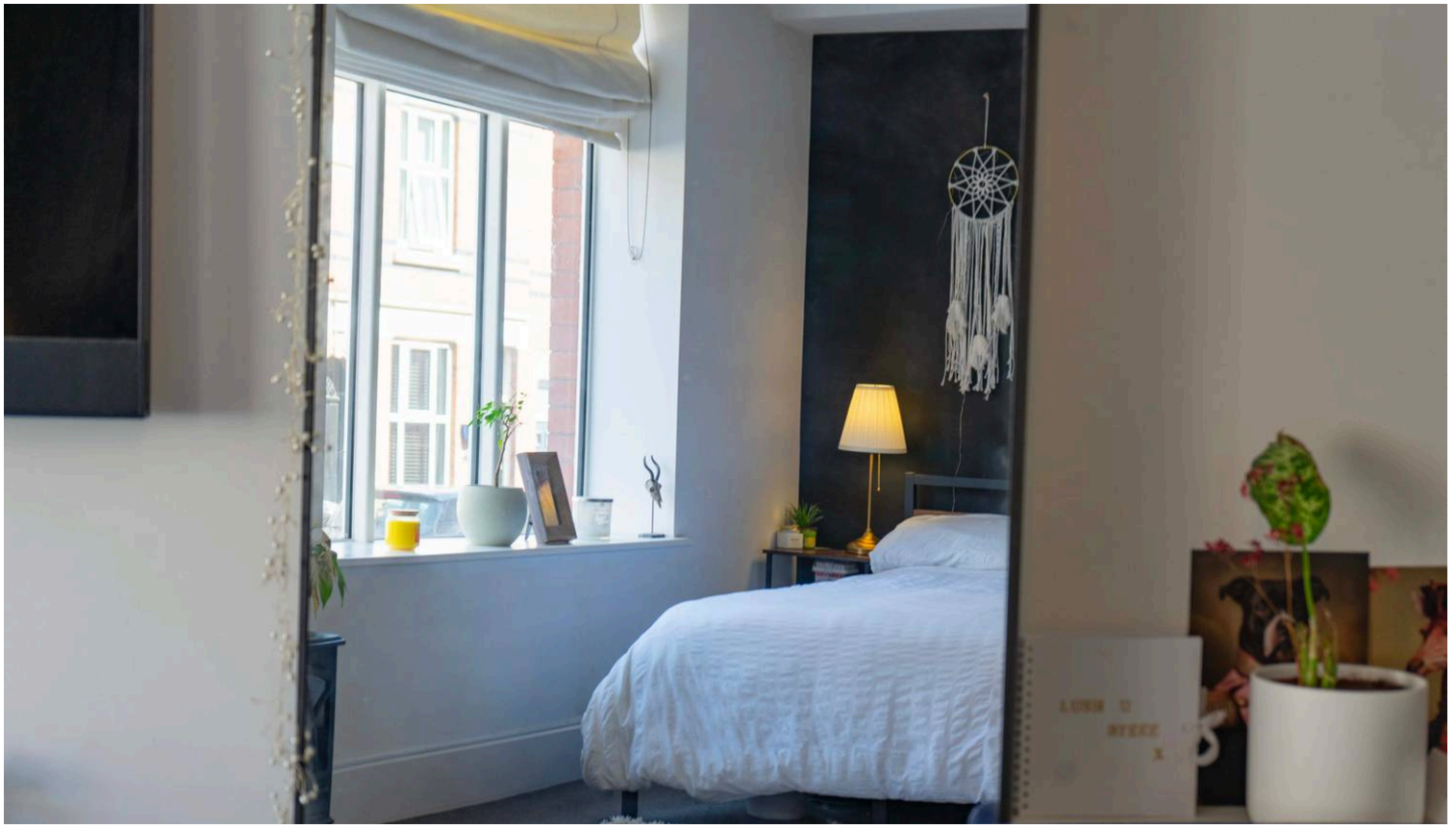
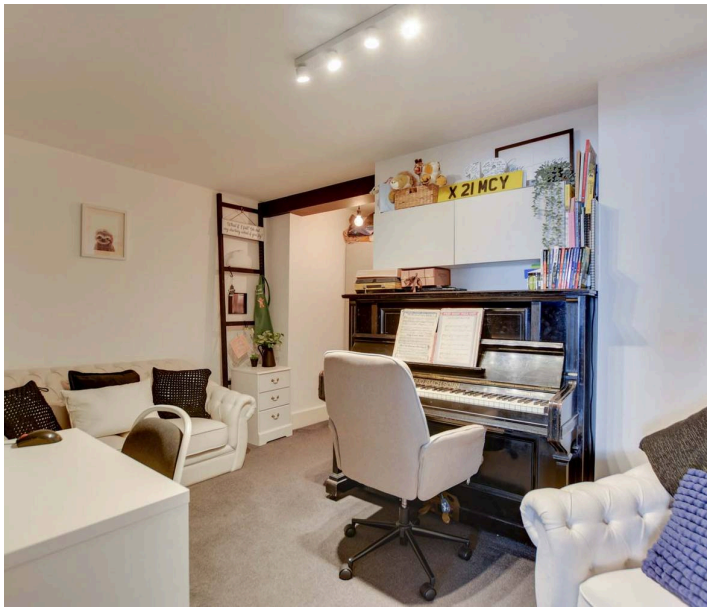
Wheatsheaf Court, Knighton Fields

£315,000 Leasehold

Stunning 3-storey home in Knighton Fields with up to 5 bedrooms, open-plan living with exposed brick/beams, 3 bathrooms, private AstroTurf garden & 2 allocated basement parking spaces. No chain!

Knightsbridge Estate Agents
0116 274 5544





Ground Floor Basement Entrance

7' 10" x 3' 11" (2.40m x 1.20m)

With a shoe rack and radiator.

Entrance Hall

Door leading from the basement entrance, with stairs to the first floor.

Ground Floor Shower Room

10' 6" x 3' 11" (3.20m x 1.20m)

Walk-in double tiled shower cubicle, low-level WC, pedestal wash basin, inset ceiling spotlights, tiled flooring, heated chrome towel rail.

Reception Room

18' 1" x 9' 2" (5.50m x 2.80m)

Two double-glazed windows to the front elevation, TV point, two radiators.

Reception Room / Bedroom

14' 1" x 11' 6" (4.30m x 3.50m)

(Plus cupboard space) Built-in cupboards, radiator. Currently being used as a reception room/music room.

Open Plan Living / Kitchen / Dining Room

19' 0" x 16' 2" (5.80m x 4.92m)

Two tall double-glazed arched windows to the front, exposed brick wall, original beamed ceiling, stainless steel sink and drainer unit, range of wall units with under-unit lighting, base units with work surfaces over, built-in double oven, electric hob with glass splashback and stainless steel chimney hood, built-in fridge freezer, built-in dishwasher, tiled flooring, radiators.

Bedroom/Lounge/Snug
13' 9" x 7' 3" (4.20m x 2.20m)
Two tall double-glazed windows to the rear elevation with fitted blinds, TV point, and storage cupboards. Currently being used as a sitting room.

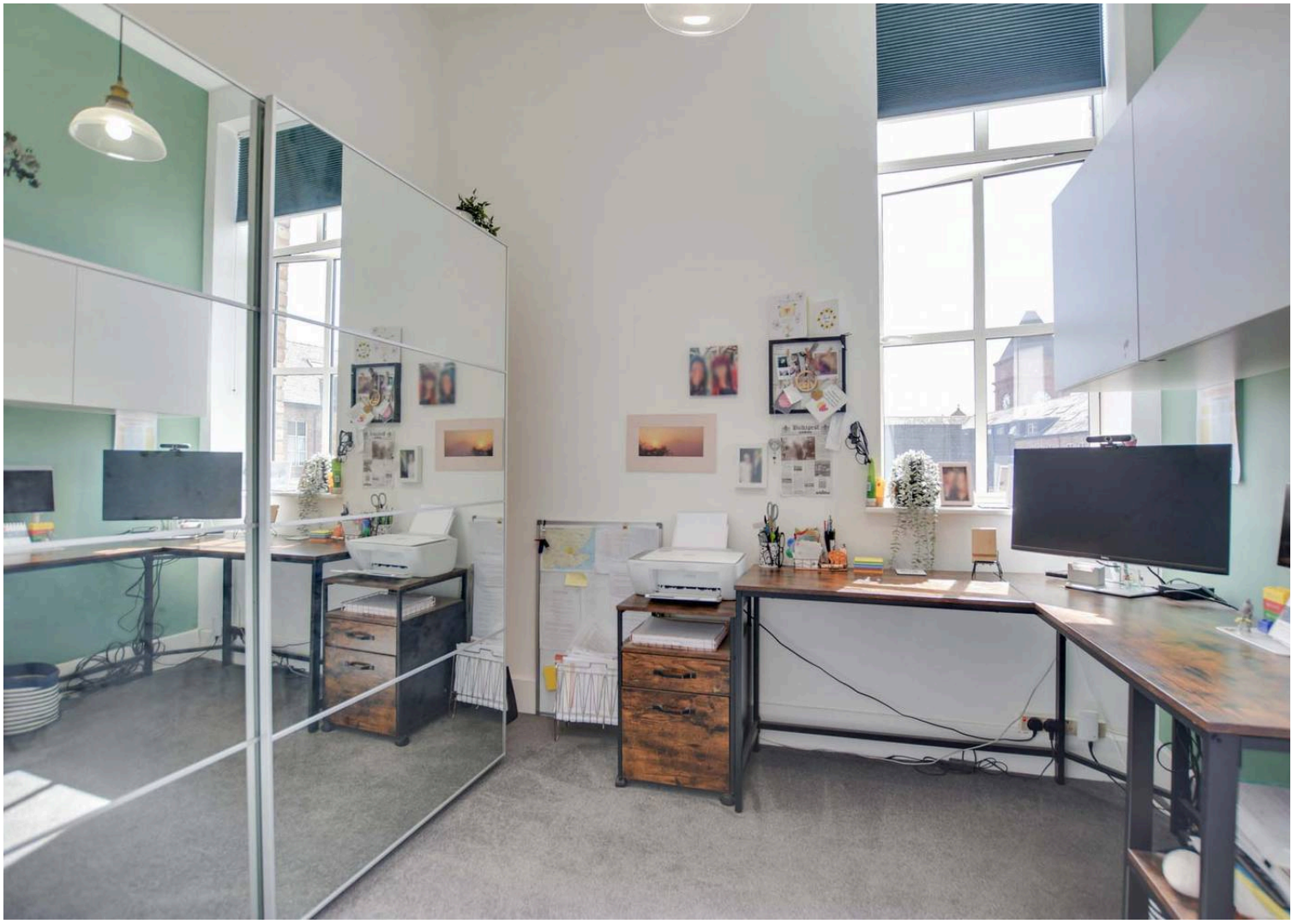
Entrance Level
8' 10" x 4' 7" (2.70m x 1.40m)
Door leading to private rear garden, staircase leading to seating area, beamed ceiling, storage cupboards, further staircase leading to second-floor landing with radiator.

Bedroom One
19' 0" x 15' 9" (5.80m x 4.80m)
(Narrowing to 3.2m) Three double-glazed windows to the front elevation, built-in mirrored wardrobes, radiator.

Ensuite Bathroom
7' 10" x 6' 3" (2.40m x 1.90m)
Bath with mixer tap shower attachment, wash hand basin, low-level WC, inset ceiling spotlights, extractor fan, tiled flooring, heated chrome towel rail.

Bedroom Two/Home Office
9' 10" x 7' 10" (3.00m x 2.40m)
Double-glazed window to rear elevation, radiator, built-in cupboards.

Bedroom Three
9' 10" x 8' 2" (3.00m x 2.50m)
Double-glazed window to rear elevation, mirrored wardrobes, radiator.



Bathroom

7' 7" x 5' 11" (2.30m x 1.80m)

Bath with mixer tap shower attachment, inset ceiling spotlights, tiled floor, heated towel rail.

Rear Garden

AstroTurfed with a fenced perimeter and gated access leading to a large communal decked area.

Allocated Parking

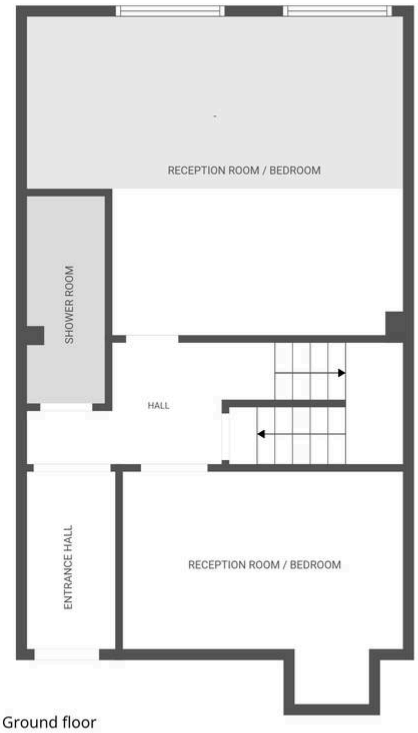
Two allocated parking spaces in the basement

Lease Details:

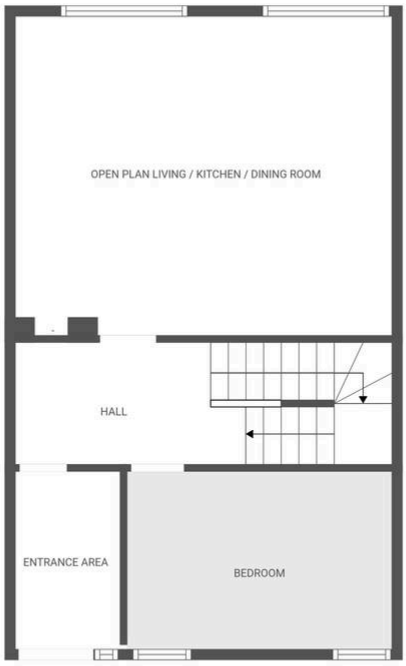
Remaining lease: 116 years

Ground Rent: £1267.95 Per Year

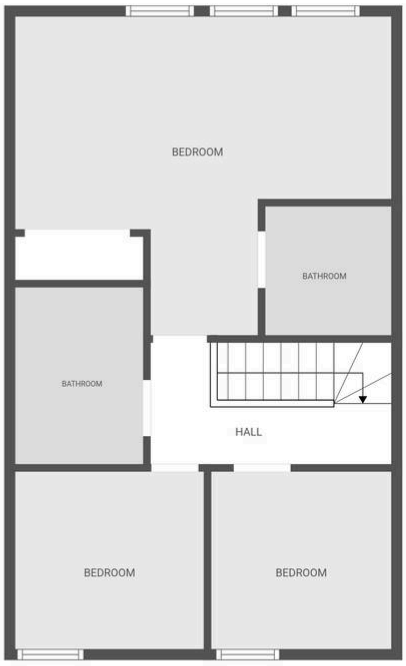
Service Charges: £470.00 Per Year



Ground floor



1st floor



2nd floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

The property is well located for everyday amenities and services including renowned local, public and private schooling, nursery day-care, Leicester City Centre and the University of Leicester, Leicester Royal Infirmary and Leicester General Hospital. The property is also within easy reach of amenities along Welford Road and Queens Road shopping parade in neighbouring Clarendon Park, with its specialist shops, bars, boutiques and restaurants.
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

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