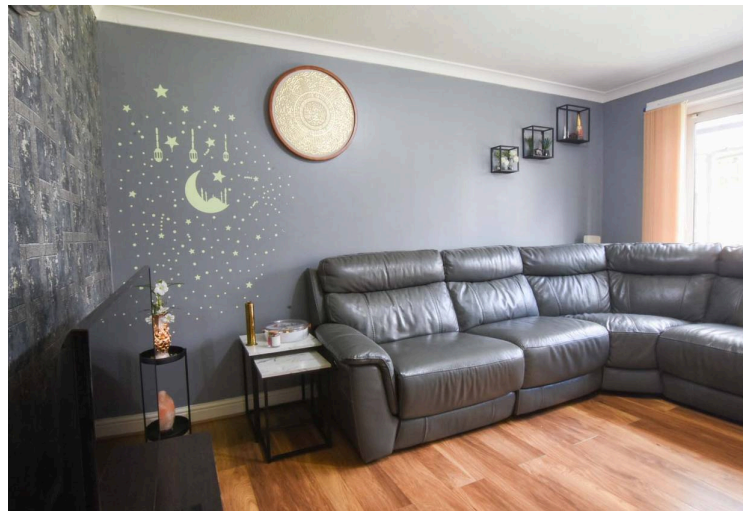
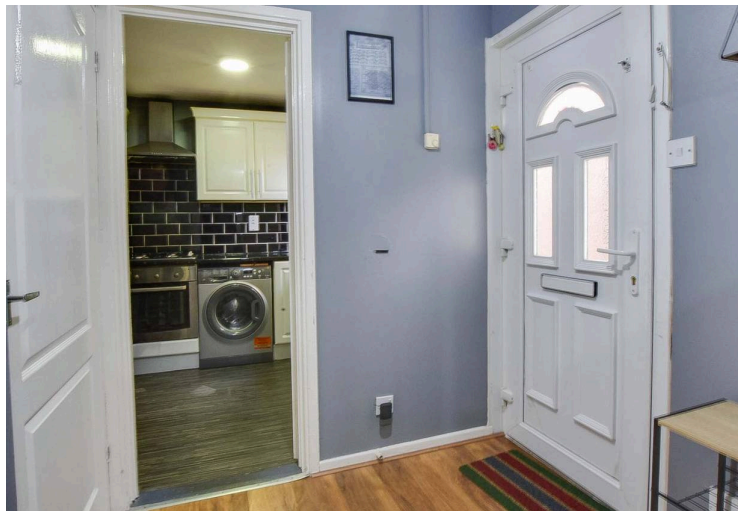


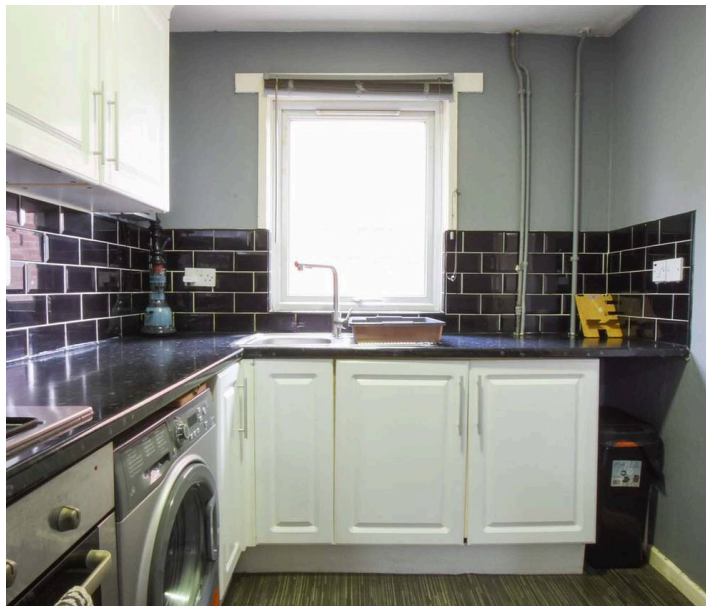
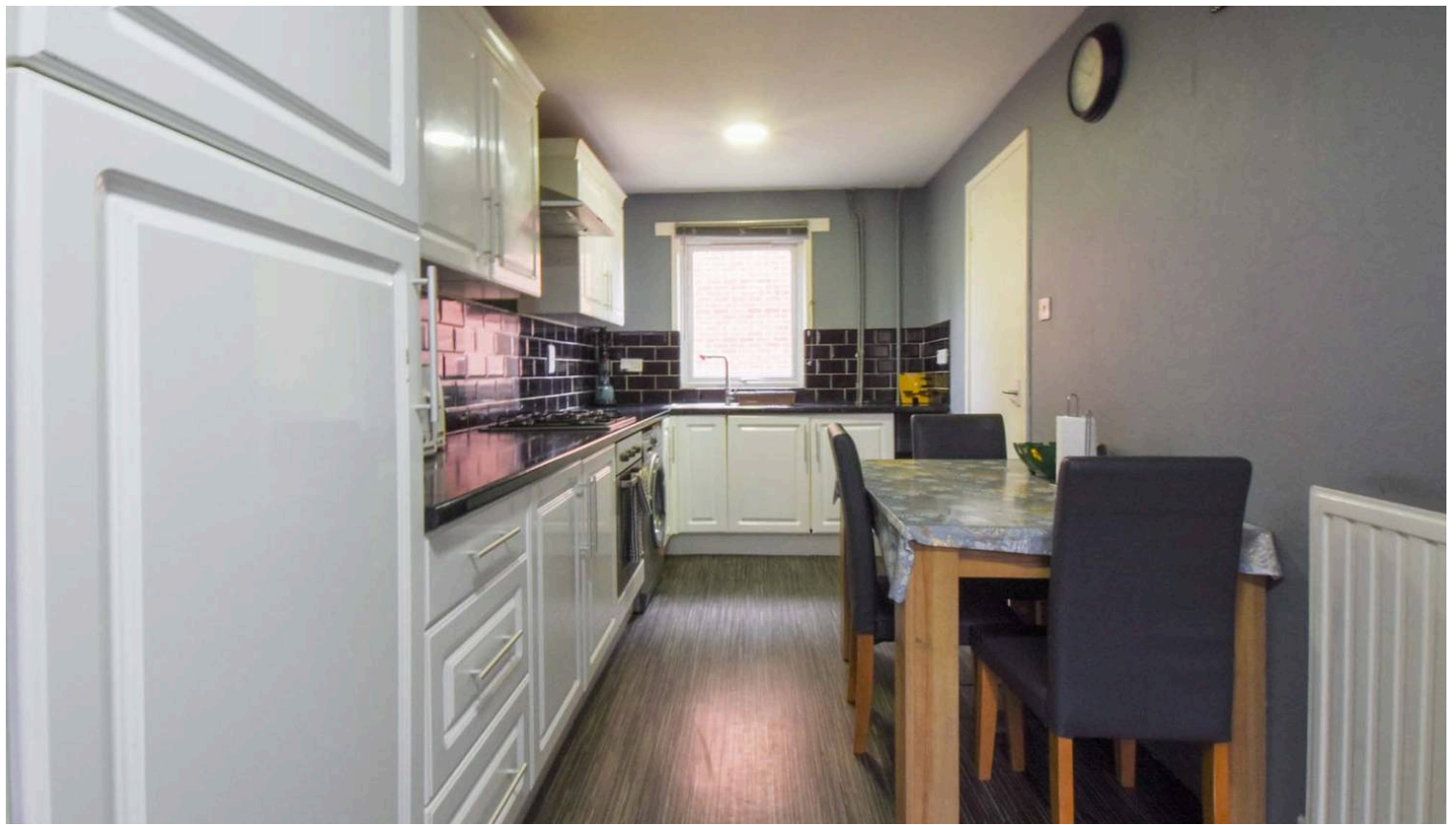


Allinson Close, Rowlatts Hill

£220,000 Freehold

Charming 2-bed end-terrace in Leicester with home office, modern living room, fitted kitchen, private garden with decked area & lean-to, near local shops & mosques. Freehold with communal parking.





Entrance Hall

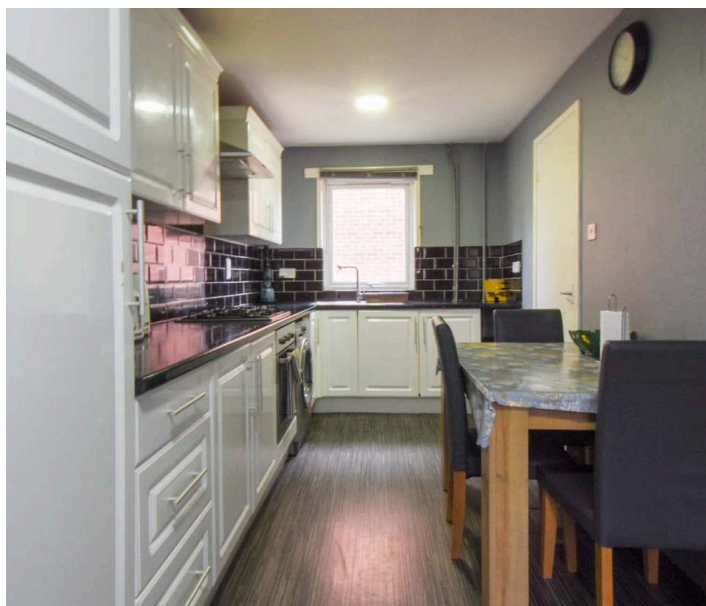
5' 7" x 5' 7" (1.70m x 1.70m)

Providing access to the ground floor accommodation, the entrance hallway features laminate flooring, grey décor and useful under-stairs storage. Doors lead to the kitchen, front reception room and living room. Further features include a radiator and ceiling light point.

Study/Home Office

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

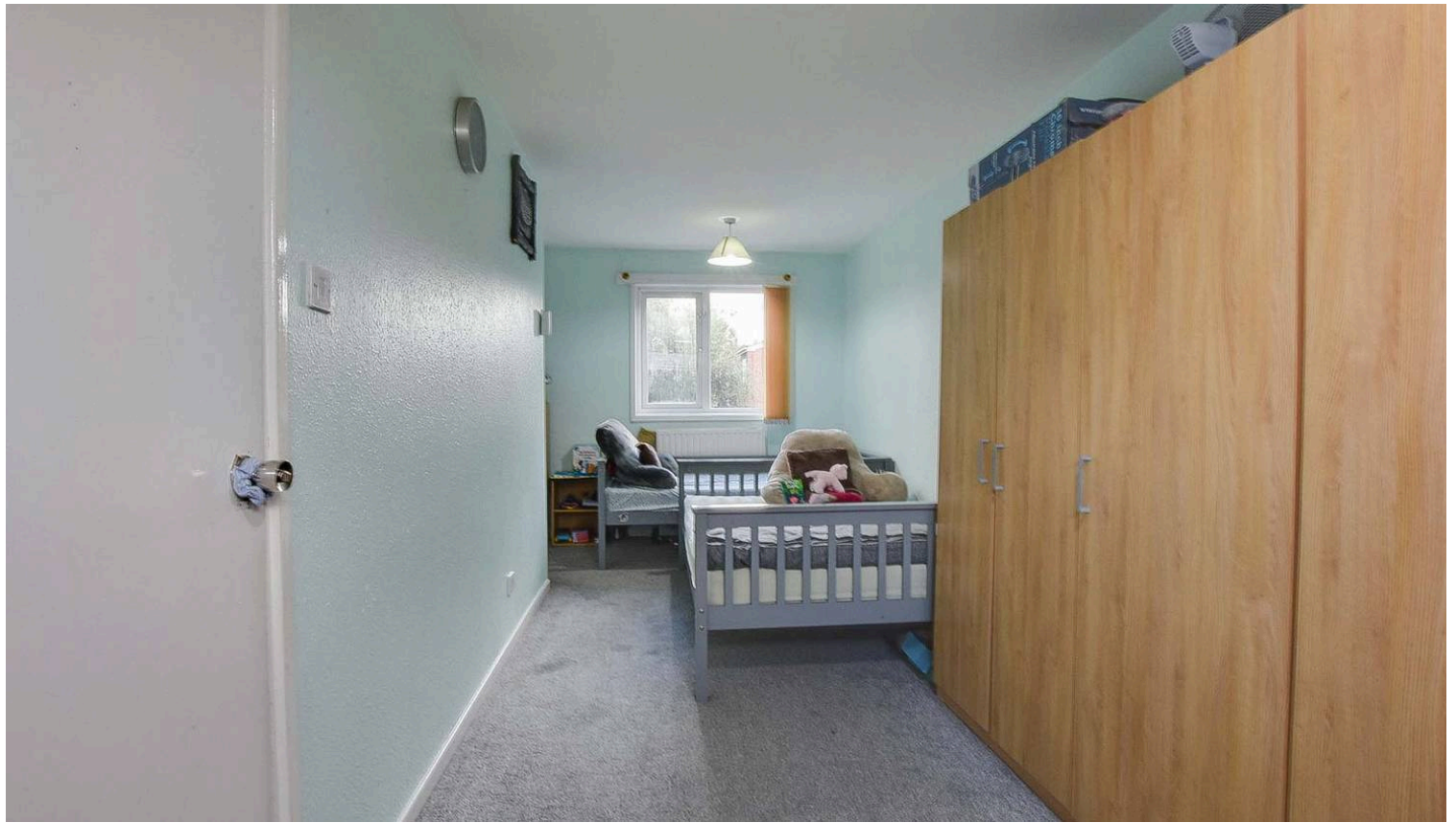
A versatile room positioned to the front of the property, ideal for use as a home office or study. Featuring laminate flooring, a window overlooking the front aspect and a ceiling light point.



Reception Room

13' 5" x 10' 2" (4.10m x 3.10m)

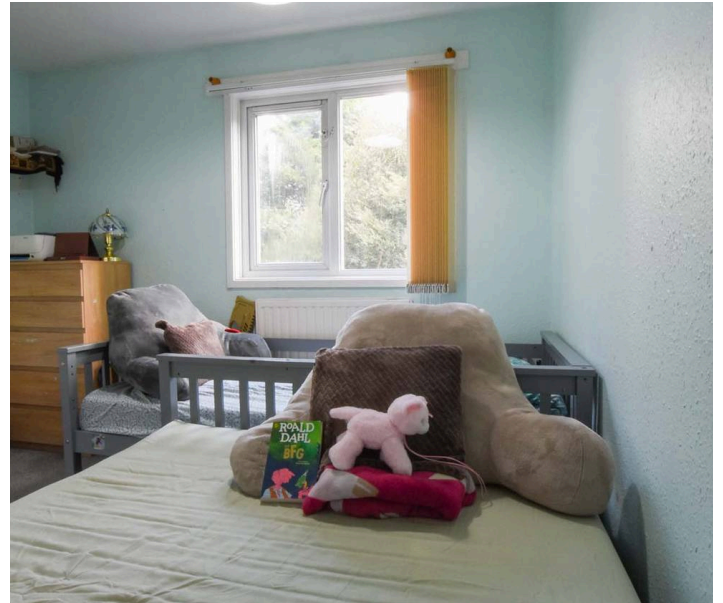
A modern presented living room featuring laminate flooring and large patio doors providing views of and direct access to the rear garden. Further features include a central heating radiator and a ceiling light point.



Kitchen

19' 8" x 7' 7" (6.00m x 2.30m)

A spacious kitchen/diner fitted with a range of wall and base units, complemented by work surfaces and a sink positioned beneath a window overlooking the front aspect. Integrated appliances include a gas hob and electric oven, with under-counter space and plumbing for a washing machine, together with space for a freestanding fridge. There is ample room for a dining table and chairs, while further features include vinyl flooring, two ceiling spotlights, a large central heating radiator and an additional window overlooking the rear. The kitchen wraps around to provide access back into the entrance hallway.



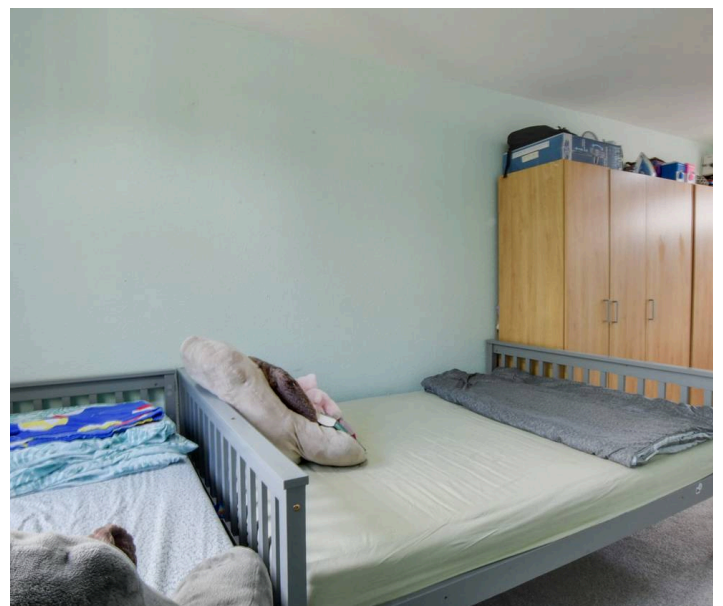
Landing

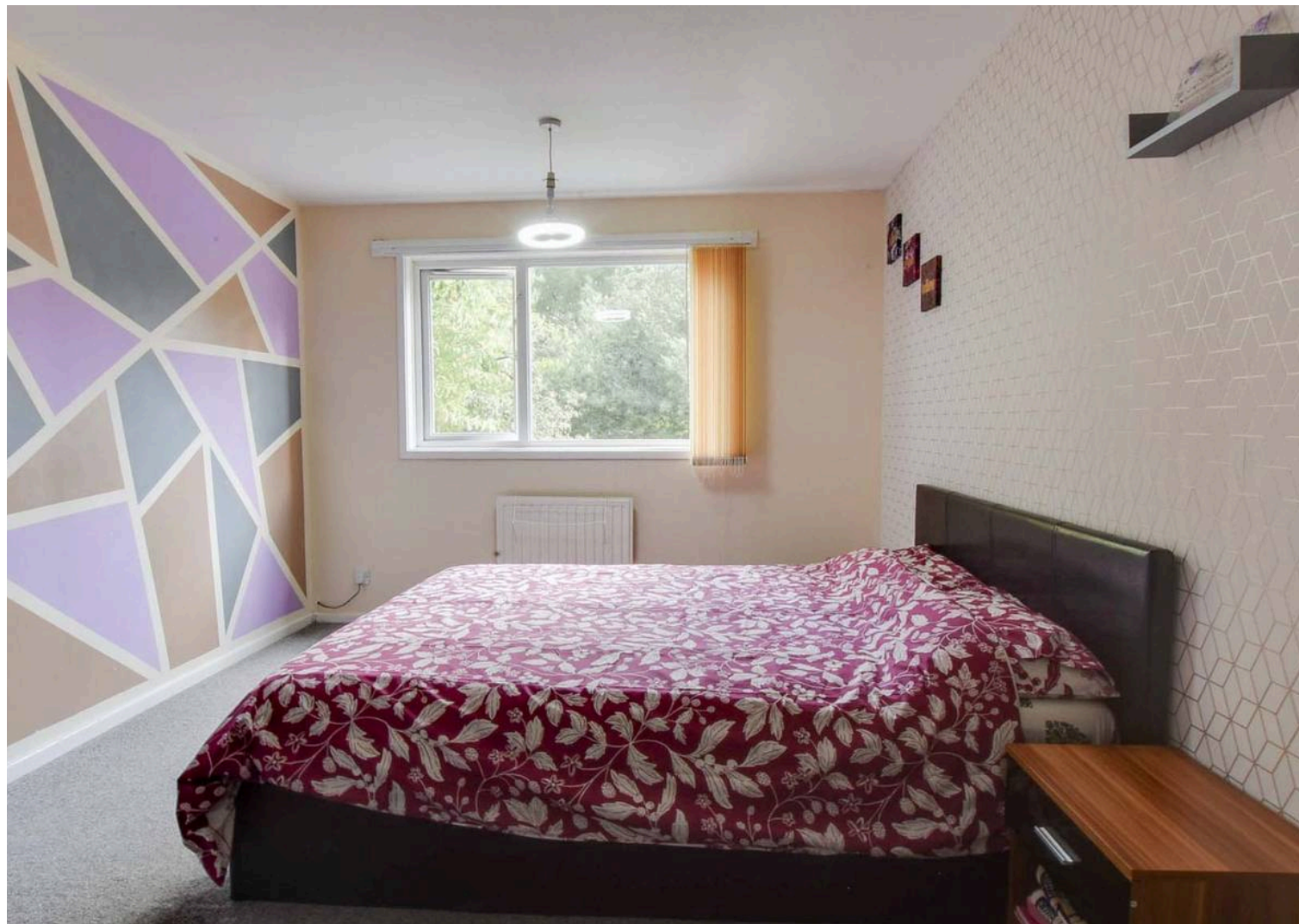
8' 6" x 2' 11" (2.60m x 0.90m)

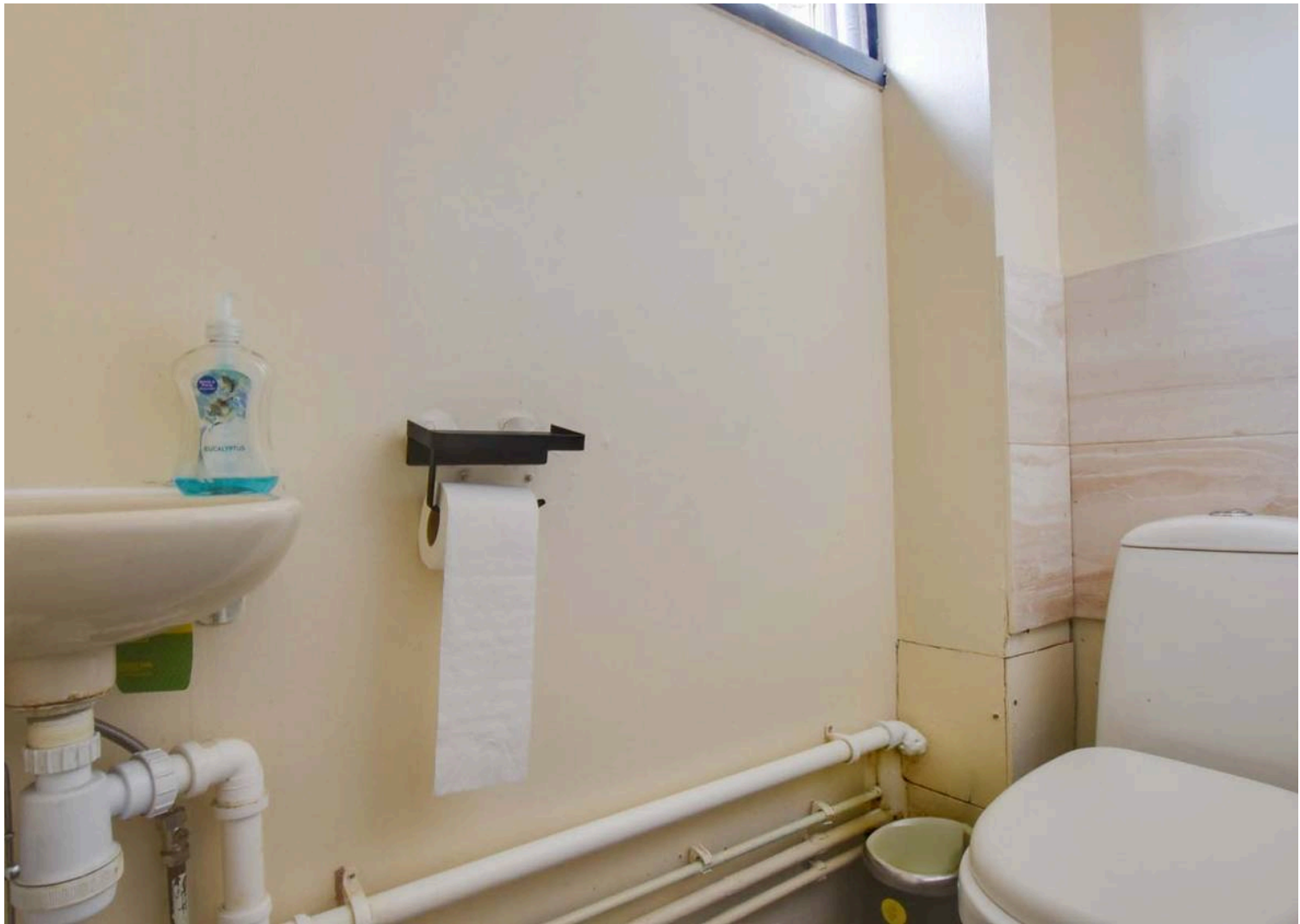
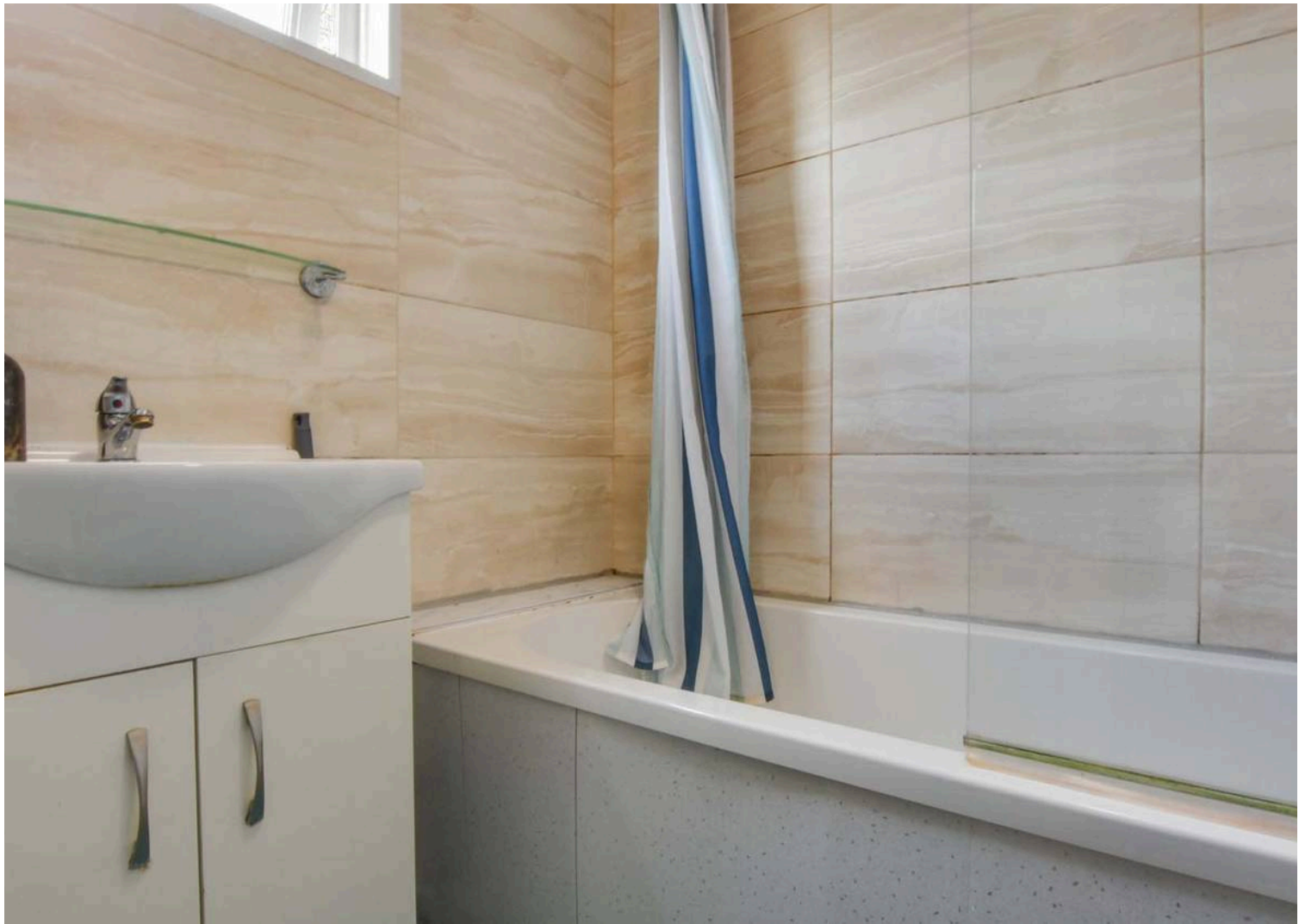
Bedroom One

19' 8" x 7' 3" (6.00m x 2.20m)

A spacious bedroom extending from the front to the rear of the property, with windows to both aspects providing plenty of natural light. Currently accommodating both a double and single bed, the room features grey carpeted flooring and turquoise décor. Further benefits include a useful alcove providing space for additional storage and a built-in over-stairs storage cupboard.









Bedroom Two

13' 5" x 10' 2" (4.10m x 3.10m)

A well-proportioned double bedroom featuring a large window overlooking the rear garden with a central heating radiator beneath. The room comfortably fits a double bed and wardrobes and features grey carpeted flooring and an attractive feature wall.

Bathroom

5' 7" x 4' 7" (1.70m x 1.40m)

Fitted with a bathtub with shower over and wash hand basin, complemented by floor-to-ceiling tiled walls and laminate flooring. Further features include a window providing natural light and ventilation, together with a heated towel radiator.

WC

4' 11" x 2' 4" (1.50m x 0.70m)

Fitted with a WC and wash hand basin, with a window providing natural light and ventilation.

Front Garden

The front garden features a pathway leading to the entrance door, with the remaining area laid with artificial lawn for ease of maintenance.

Rear Garden

The rear garden offers a pleasant outdoor space with a decked seating area and lawn, complemented by a pathway leading to a rear access gate. There is also a metal storage shed/container and a covered lean-to area, providing additional space ideal for outdoor seating and entertaining.

Off Street

Communal parking



1st floor



Ground floor

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





Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.