



**Knighththorpe Road, Loughborough**

**welcome to**

## **Knighthorpe Road, Loughborough**

A generous detached family home offering multiple reception rooms, six bedrooms including two loft rooms, a modern kitchen, a ground floor shower room, a family bathroom and a separate WC to the second floor and a large rear garden—perfect for families seeking space, comfort and versatility.

### **Entrance**

Welcoming hallway with access to the first reception room, main living area, ground floor shower room and stairs to the first floor.

### **Front Reception Room**

14' x 12' 6" ( 4.27m x 3.81m )

A versatile bay-fronted room with fireplace, currently set up as an additional sitting/bedroom space. With wood effect laminate flooring, coving to the ceiling and a radiator. Ideal as a second lounge, playroom, home office or ground-floor bedroom.

### **Lounge Diner**

25' 11" x 10' 11" ( 7.90m x 3.33m )

An open-plan dual-area reception room featuring a decorative archway, rear-facing double doors overlooking the garden, neutral décor, laminate flooring, fireplace, and plenty of space for both lounge and dining furniture.

### **Kitchen**

12' 2" x 11' 3" ( 3.71m x 3.43m )

Modern and well-fitted, offering generous worktop areas, stylish cabinetry, integrated oven and gas hob, and a window to the rear overlooking the garden and to the side. A upvc door provides access to the side of the property in which a further personal door can be found leading to the garage.

### **Ground Floor Shower Room**

8' 9" x 8' ( 2.67m x 2.44m )

A recently refurbished shower room with contemporary tiles, shower cubicle, hand wash basin. low flush wc and double-glazed frosted window to the side.

### **Bedroom One**

17' 11" x 10' 8" ( 5.46m x 3.25m )

Large double bedroom with fitted wardrobes providing extensive storage, carpeted flooring, a radiator and a front-facing window.

### **Bedroom Two**

12' 4" x 11' ( 3.76m x 3.35m )

A double bedroom with rear garden views, carpeted flooring, a radiator and space for wardrobes, drawers or a desk.

### **Bedroom Three**

11' 11" x 11' 11" ( 3.63m x 3.63m )

Well-sized room with carpeted flooring, a radiator and double-glazed windows.

### **Bedroom Four**

11' 4" x 6' 5" ( 3.45m x 1.96m )

Bedroom four, which is currently utilised as a dressing room, offers carpeted flooring and double-glazed windows to the rear.





### **Family Bathroom**

8' x 7' 6" ( 2.44m x 2.29m )

Contemporary suite including bathtub, separate walk-in shower, toilet and washbasin. Fully tiled with a clean, modern finish and rear-facing obscure window.

### **Bedroom Five**

10' 5" x 6' 11" ( 3.17m x 2.11m )

A versatile converted loft space with Velux skylights overlooking the rear garden, laminate flooring, radiators, storage within the eaves and ideal as a playroom, games room, home office or bedroom.

### **Bedroom Six**

11' 4" x 6' 5" ( 3.45m x 1.96m )

Another useful loft room with feature brick-effect wall, laminate flooring and Velux skylights.

### **Outside**

Externally, this home offers a fantastic, generously sized garden featuring a large newly paved patio, lawned areas, mature trees and borders. To the front - Ample off-street parking on the driveway plus integral garage for further storage.



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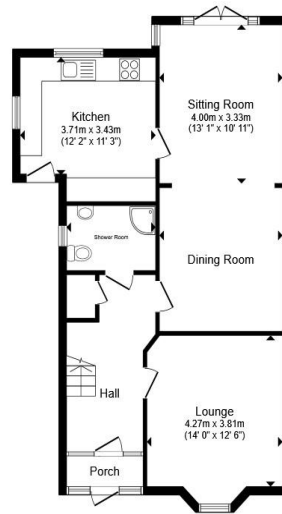
## Knighthorpe Road, Loughborough

- Substantial extended detached property
- Open-plan lounge/dining area with feature archway
- Six Bedrooms
- Driveway parking for multiple vehicles and integral garage
- Convenient location close to local schools, transport links and amenities

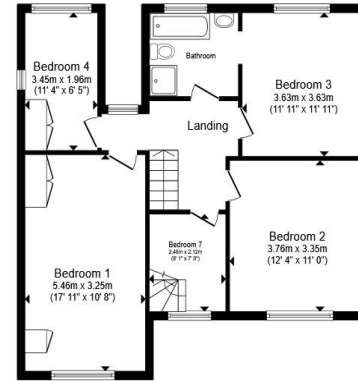
Tenure: Freehold EPC Rating: D

Council Tax Band: E

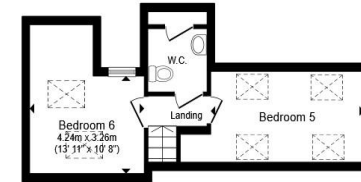
**£450,000**



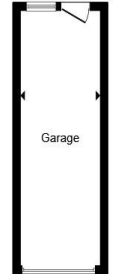
Ground Floor



First Floor



Second Floor



Garage

Total floor area 204.4 m<sup>2</sup> (2,200 sq.ft.) approx

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Property Ref:  
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