

## Wheatsheaf Way, Knighton Fields

Offers Over £230,000

A fantastic opportunity for those looking to claim a BEAUTIFUL HOME. Featuring a MODERN open plan kitchen dining room with BUILT-IN APPLIANCES and two bedrooms. Allocated parking is available.

Council Tax band: B

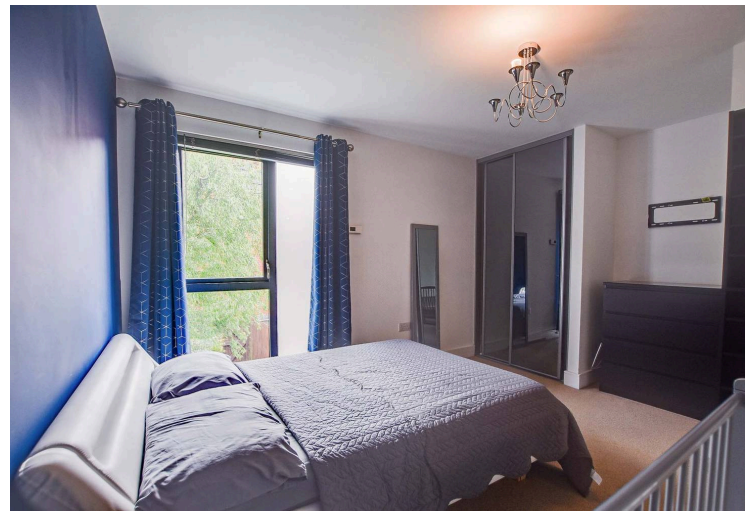
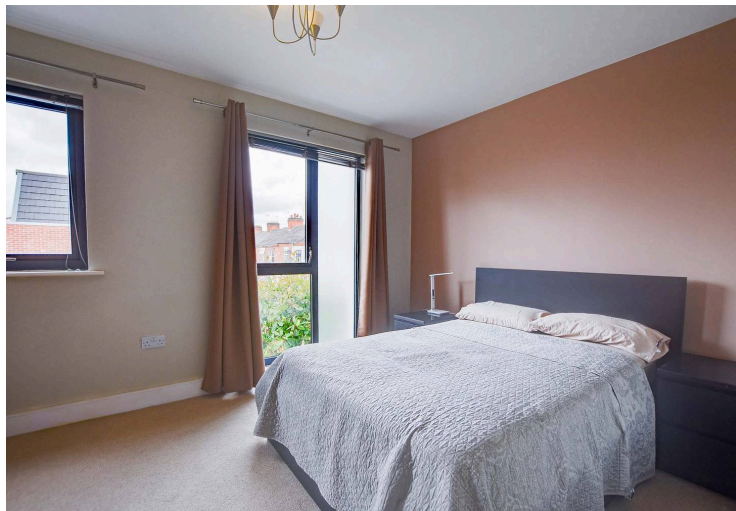
Tenure: Freehold

EPC Energy Efficiency Rating: C



0116 274 5544





### **Kitchen Dining Room**

16' 7" x 13' 7" (5.05m x 4.14m)

Measurement narrowing to 7'8" (2.33 m). With double glazed window and door to the front elevation, double glazed window to the side elevation, part tiled floor, stairs to first floor, wall and base units with work surface over, built-in oven and hob, extractor fan, stainless steel splash back, stainless steel sink and drainer, built-in dishwasher, built-in washing machine, meter cupboard, double sliding doors leading to the living room.

### **Living Room**

13' 7" x 13' 2" (4.14m x 4.01m)

With double glazed window and French doors to the rear elevation, laminate floor.

### **Ground Floor WC**

With low-level WC, wash hand basin, part tiled walls, tiled floor, storage cupboard.



### **First Floor Landing**

With storage cupboard housing water heat pump, carpet floor, radiator.

### **Bedroom One**

11' 5" x 13' 7" (3.48m x 4.14m)

With double glazed window to the rear elevation, fitted wardrobes, carpet floor, radiator.

### **Bedroom Two**

14' 0" x 10' 0" (4.27m x 3.05m)

Narrowing to 9'9" (2.97 m). With double glazed windows to the front elevation, carpet floor, radiator.

### **Bathroom**

8' 2" x 6' 4" (2.49m x 1.93m)

With double glazed skylight window to the side elevation, part tiled walls, tiled floor, low-level WC, wash hand basin, bath, towel rail/radiator.

### **Rear Garden**

With paved patio area, paved pathway, lawn, shed, rear gated access.

### **Front Garden**

A small frontage with soil area, paved pathway.

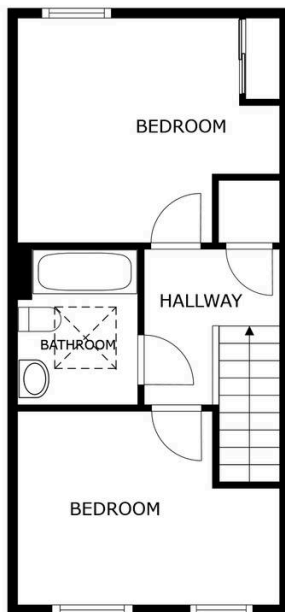
### **Allocated Parking**

Situated opposite labelled number 6.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**We'll keep you moving...**



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