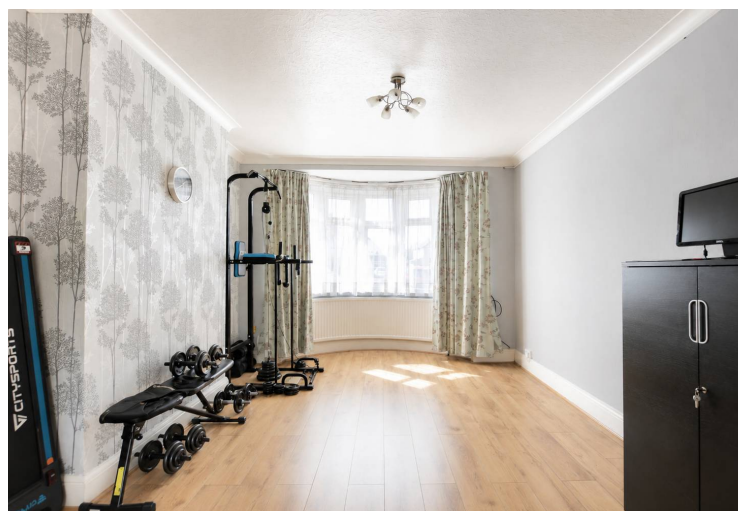




Welford Road, Knighton

£285,000 Freehold

Attractive three-bed semi-detached home in Knighton with no chain, driveway, garage, and mature garden. Great potential to extend (STPP). Near Overdale Primary School.





Entrance Porch & Hall

Original stained-glass leaded door and window to the entrance hall, stairs to the first floor, storage cupboard, radiator.

Lounge / Dining Room

26' 7" x 11' 2" (8.10m x 3.40m)

(measurements into bay) With double-glazed window to front elevation, double-glazed door to rear garden, laminate flooring, and radiator.

Kitchen

8' 10" x 7' 10" (2.70m x 2.40m)

With double-glazed window to rear elevation, sink and drainer unit with a range of wall and base units with work surfaces over, built-in oven and gas hob with filter hood over, lino flooring.



Utility Room

10' 2" x 5' 7" (3.10m x 1.70m)

With double-glazed door to side elevation, double-glazed window to rear elevation, Worcester boiler, plumbing for washing machine, tiled flooring, wash hand basin, ceiling storage cupboard, roof access, internal door to garage.

First Floor Landing

With original stained glass leaded window to side elevation.



Bedroom One

14' 5" x 11' 2" (4.40m x 3.40m)

With double glazed bay window to front elevation, radiator.

Bedroom Two

11' 10" x 11' 2" (3.60m x 3.40m)

With double glazed window to rear elevation, picture rail, radiator.

Bedroom Three

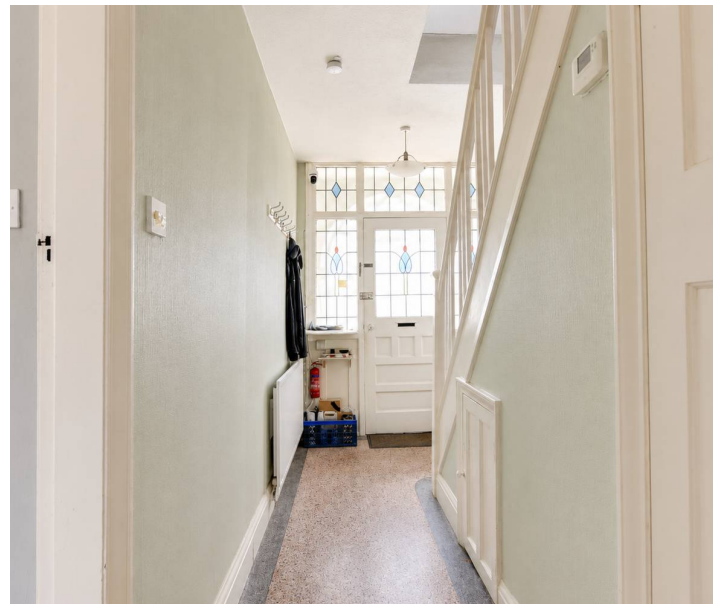
7' 3" x 6' 3" (2.20m x 1.90m)

Double-glazed window to front elevation, radiator.

Bathroom

7' 10" x 6' 3" (2.40m x 1.90m)

With double glazed window to rear elevation, bath with shower over, pedestal wash hand basin, low-level WC, storage cupboard, and radiator.









Rear Garden

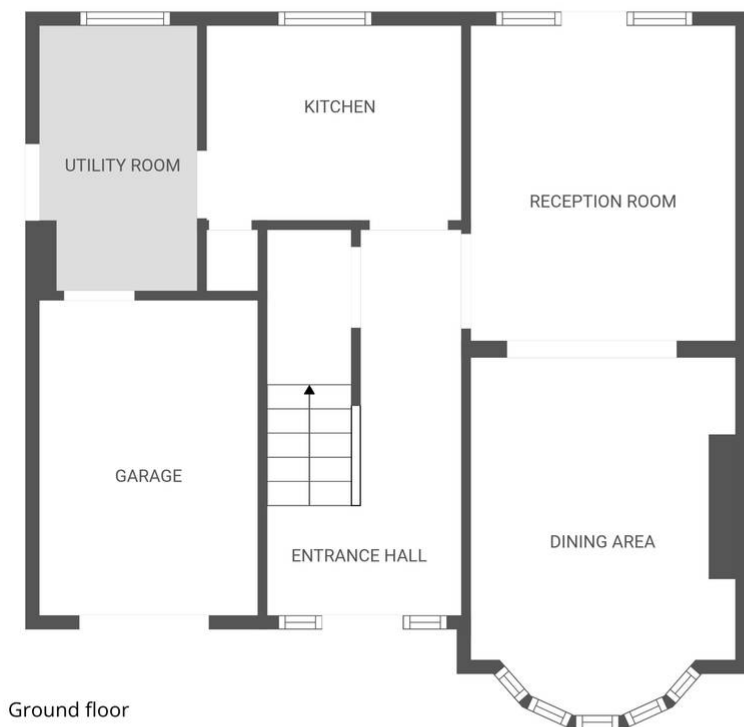
Paved patio leading to lawned rear garden with established shrubs and trees to borders, shed, and gate to side access.

Driveway

Gravelled and block-paved frontage providing off-road parking.

Garage

With fold-open doors to the front elevation, power and lighting. (4.10m x 2.3m)



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





The property is well located for everyday amenities and services, including local public and private schooling including Overdale Infant and Junior Schools and nursery day-care, Leicester City Centre and the University of Leicester, Leicester Royal Infirmary and Leicester General Hospital. The property is located close to Knighton Park and Queens Road shopping parade in neighbouring Clarendon Park with its specialist shops, bars, boutiques and restaurants.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

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