

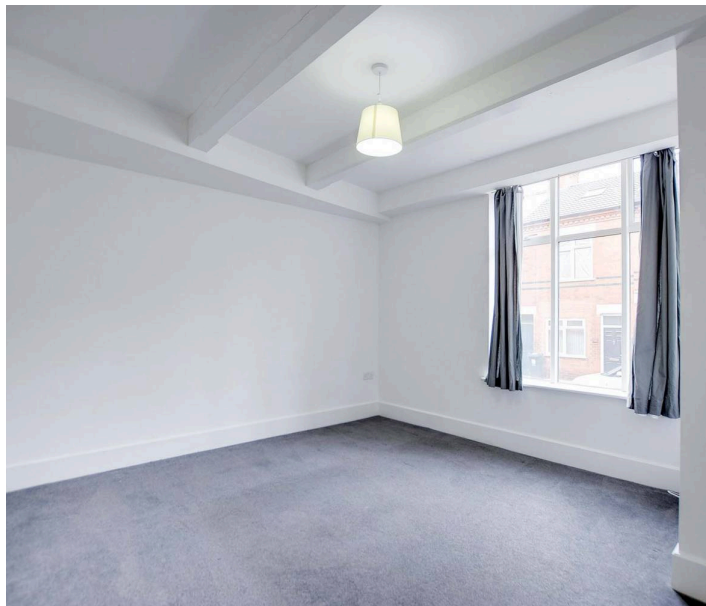


Wheatsheaf Court, Knighton Fields

£240,000

Spacious FOUR-BEDROOM townhouse in Wheatsheaf Works with character features, two bathrooms, parking, private garden, access to a communal decked area. No upward chain. Ideal family or investment home.





Entrance Lobby

With radiator and internal door to the entrance hall.

Entrance Hall

With stairs to the first floor landing and a radiator.

Sitting Room

13' 3" x 11' 4" (4.04m x 3.45m)

With a double-glazed window to the front elevation and a radiator.

Bedroom

13' 0" x 9' 0" (3.96m x 2.74m)

With fitted sliding mirrored wardrobes and a radiator.

Shower Room

6' 8" x 7' 0" (2.03m x 2.13m)

With a tiled shower cubicle, wash hand basin, WC, spotlights, tiled flooring, airing cupboard, extractor fan and a heated chrome towel rail.



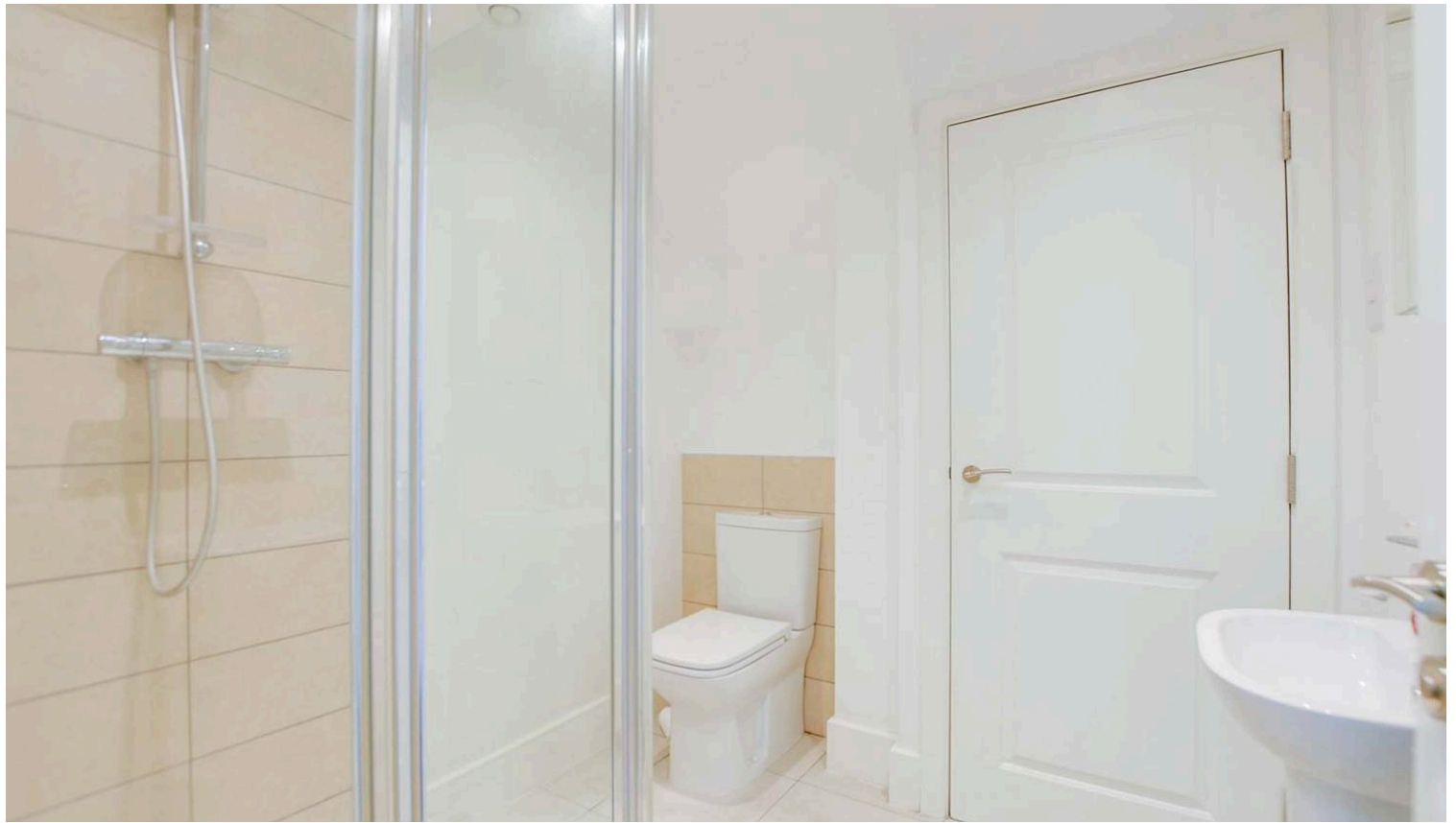
First Floor Landing

With a radiator and a door to the rear garden.

Open Plan Living Kitchen Dining Room

15' 10" x 13' 3" (4.83m x 4.04m)

With a feature tall double-glazed window to the front elevation, exposed brick surround, high ceilings, with original beams, a sink and drainer unit with a range of wall and base units with work surfaces over, fridge freezer, dishwasher, electric hob, chimney hood, and radiator.



Bedroom Four

9' 3" x 8' 10" (2.82m x 2.69m)

With a double-glazed window to the rear elevation, high ceiling with original beams and a radiator.

Second Floor Landing

With a radiator.

Bedroom One

13' 7" x 9' 4" (4.14m x 2.84m)

With a double-glazed window to the front elevation and a radiator.

Bedroom Two

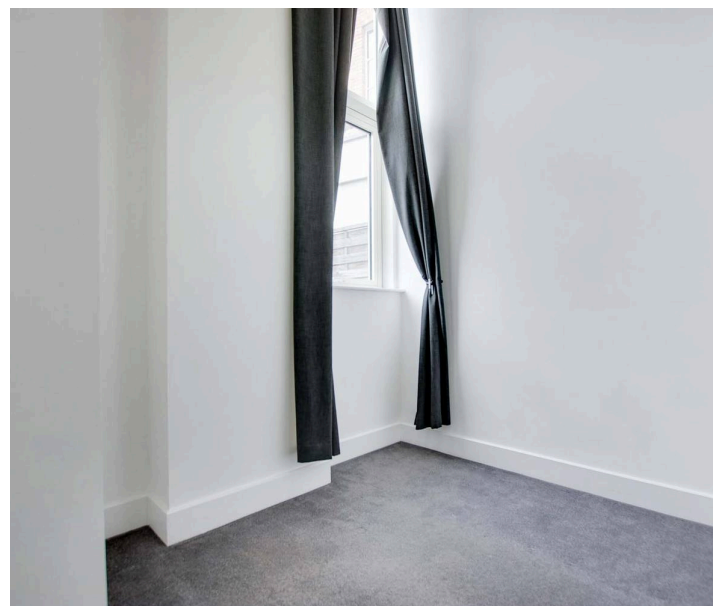
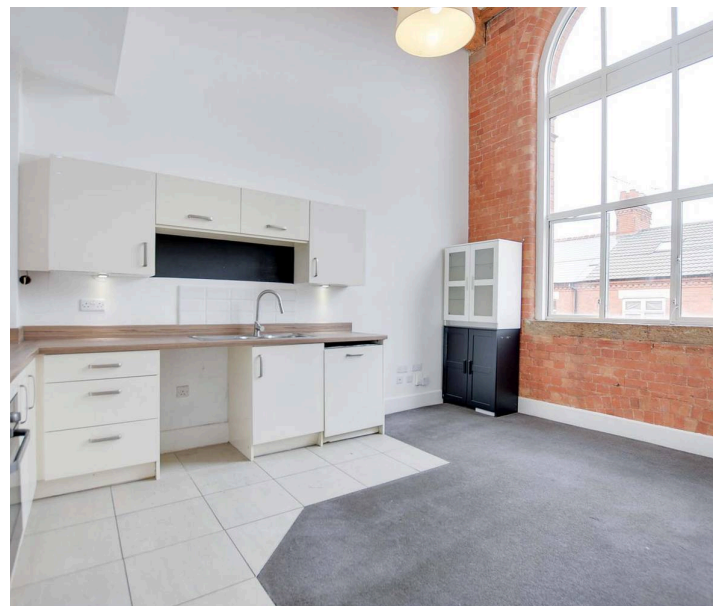
13' 8" x 8' 4" (4.17m x 2.54m)

With a double-glazed window to the rear elevation and a radiator.

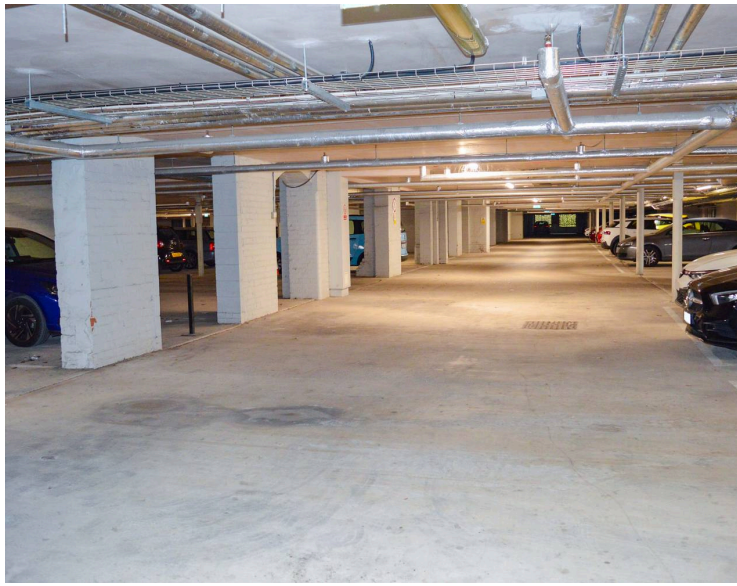
Family Bathroom

7' 10" x 5' 10" (2.39m x 1.78m)

With a bath with a shower over, WC, wash hand basin, ceiling spotlights, heated chrome towel rail and a tiled flooring.





**Rear Garden**

An astro-turfed rear garden with gated access leading to:

Communal Garden

A communal garden.

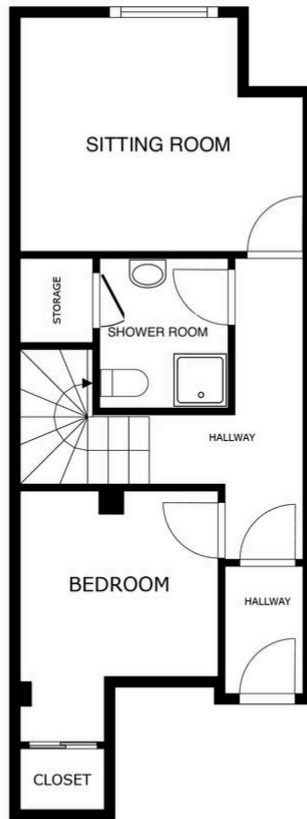
Parking - Allocated parking for two vehicles.

Lease Information:

Year Remaining on the Lease: 115 Years

Service Charge: £218.55 PCM

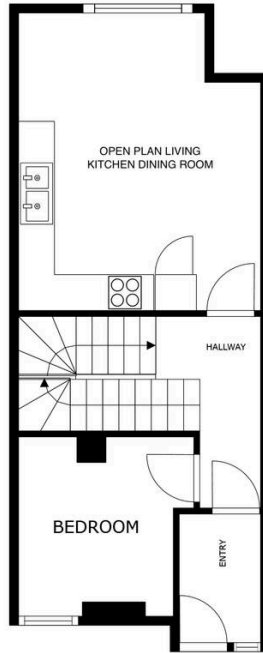
Ground Rent: £350 Per Year



FLOOR 1

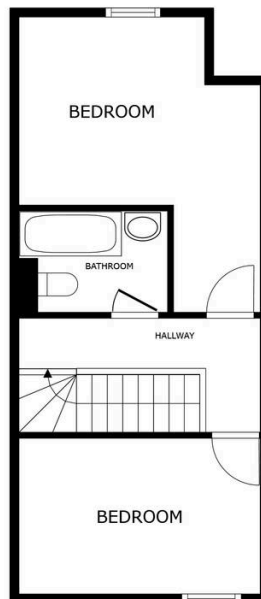
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





FLOOR 2

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FLOOR 3

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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: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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