



Newchurch Close, South Knighton

£600,000 Freehold

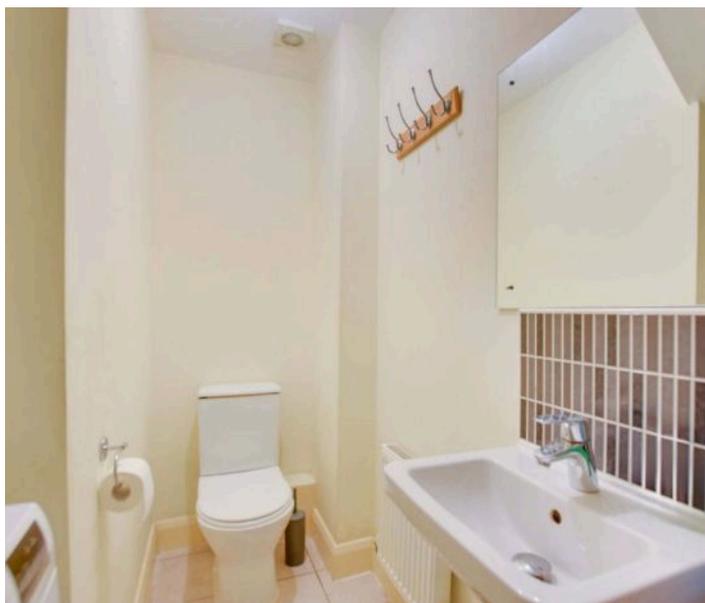
Spacious four-bedroom detached home in South Knighton with kitchen diner, two reception rooms, en-suite to principal bedroom, driveway, garage and enclosed rear garden. No upward chain.



Knightsbridge
Estate Agents

0116 274 5544





Entrance Hall

Includes stairs to the first floor, an internal door to the garage, and a radiator.

Ground Floor WC

6' 8" x 5' 10" (2.02m x 1.79m)

(narrowing to 0.9m) Includes a low-level WC, a wash hand basin, plumbing for a washing machine, tiled floor, and a heated towel rail.

Reception Room/Sitting Room

21' 4" x 10' 7" (6.50m x 3.22m)

Features a double-glazed bay window to the front elevation, a TV point, and two radiators.

Reception Room/Dining Room

10' 9" x 9' 5" (3.28m x 2.87m)

Includes double-glazed French doors to the rear garden and a radiator.

Kitchen Diner

17' 5" x 10' 9" (5.30m x 3.27m)

Features double-glazed French doors and a window to the rear elevation, stainless steel sink and drainer unit, wall units with under-unit lighting, base units with work surfaces, built-in Bosch oven and electric hob with stainless steel splashback and chimney hood, built-in dishwasher, built-in fridge and freezer, tiled floor, inset ceiling spotlights, and a radiator.



First Floor Landing

Includes an airing cupboard and loft access.

Bedroom One

16' 8" x 10' 9" (5.09m x 3.28m)

Features a double-glazed window to the front elevation, two built-in double wardrobes, and two radiators.

En-Suite Shower Room

6' 6" x 4' 10" (1.97m x 1.47m)

Includes a double-glazed window to the front elevation, a tiled shower cubicle, a low-level WC, a pedestal wash hand basin, a heated chrome towel rail, and a tiled floor.

Bedroom Two

12' 7" x 16' 1" (3.84m x 4.90m)

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

Bedroom Three

11' 7" x 9' 6" (3.54m x 2.90m)

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

Bedroom Four

11' 11" x 11' 4" (3.63m x 3.45m)

Includes a double-glazed window to the front elevation, built-in wardrobes and a radiator.









Bathroom

8' 3" x 5' 7" (2.52m x 1.71m)

Includes a double-glazed window to the rear elevation, a bath with a mixer tap/shower attachment, a pedestal wash hand basin, a low-level WC, inset ceiling spotlights, tiled flooring, and a heated chrome towel rail.

Front Garden

Mainly lawned front garden with paved path and flower bed with inset shrubs.

Rear Garden

Features a paved patio with lawned area and gravelled area, shrubs to borders, fencing to perimeter, a gate for side access, and an outside tap.

Driveway

block-paved driveway providing off-road parking leading to the garage.

Garage

(measuring 5.57m x 2.66m) Features an up-and-over door to the front elevation, a wall-mounted boiler, power, and lighting.



Ground floor



1st floor

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





Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

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