



# Knightwood Road, Leicester

Creightons Estate Agents are delighted to present this beautifully appointed three-storey detached home, offering four spacious bedrooms in the sought-after village of Barkbythorpe, renowned for its scenic countryside views and tranquil atmosphere. This impressive property boasts generous living dimensions, a detached garage, off-road parking for two vehicles, and a private enclosed garden, making it an ideal choice for modern family living. Early viewing is highly recommended, contact us today to arrange your appointment.

## KEY FEATURES

- Detached property
- Convenient downstairs w.c.
- Four bedrooms over three floors
- Primary bedroom with ensuite
- Off road parking and garage
- Immaculate condition
- Immediate viewing opportunities, Call Creightons today

## LOCATION

Nestled just outside Leicester, Barkbythorpe offers a peaceful village atmosphere with scenic countryside views, charming cottages, and a strong sense of community. Its location makes it ideal for those who want tranquillity without losing the convenience of nearby shops, schools, and transport links. The area is particularly appealing to families, retirees, and young professionals, thanks to its balance of quiet surroundings and proximity to Leicester's vibrant culture and job opportunities. With its rich history, welcoming spirit, and access to beautiful outdoor spaces, Barkbythorpe provides a lifestyle that blends modern convenience with traditional village living.







## GROUND FLOOR

The ground floor opens with a welcoming entrance hall, finished with tiled flooring and a bright, airy décor, accessed via a modern composite canopied front door. From here, doors lead to the downstairs WC, kitchen, and lounge, with stairs rising to the first floor and a useful storage cupboard beneath. The downstairs WC is fitted with a contemporary low-level toilet and pedestal wash hand basin. The kitchen is stylishly appointed with crisp white base and eye-level units, complementing work surfaces, and a range of integrated appliances including oven and extractor fan. A bay window to the front aspect enhances the space with natural light, while tiled flooring and spot lighting complete the modern finish. To the rear, the lounge offers a warm and inviting setting with neutral décor, carpeted flooring, and spot lighting, alongside double-glazed windows and doors that open directly onto the garden, an ideal space for relaxation or entertaining.

## FIRST FLOOR

The first floor is reached via a carpeted landing with spot lighting, a useful storage cupboard, and stairs continuing to the second floor. This level presents three well-proportioned bedrooms, all finished with carpeted flooring, radiators, and double-glazed windows offering views to both the front and rear. Bedrooms Two and Three are generous doubles, each benefitting from built-in storage, while Bedroom Four is a versatile single room, ideal as a guest bedroom, home office, or nursery. Completing the floor is a stylish family bathroom, featuring vinyl flooring, part-subway tiled walls, a bathtub with newly installed electric shower and screen, wash hand basin, and toilet, complemented by a front-facing double-glazed window.



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## SECOND FLOOR

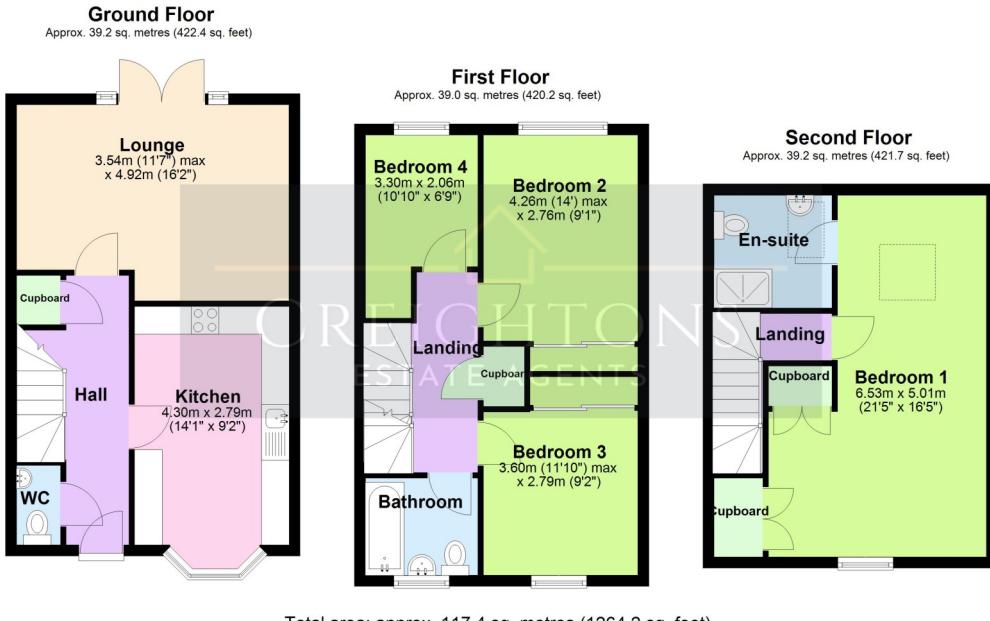
The second floor is reached via a carpeted landing with spot lighting, leading to a generous loft-style master bedroom. This impressive space enjoys carpeted flooring, a radiator, Velux window to the rear, and a double-glazed window to the front, ensuring an abundance of natural light. Practical features include built-in storage, thermostat control, eaves access, and a hatch to additional loft storage. A door opens to the recently refurbished en-suite, finished with patterned vinyl flooring, part-tiled walls, a standing radiator, wash hand basin, toilet, and a modern, black-framed shower cubicle with mixer function, complemented by a striking herringbone-patterned wall tile. Spot lighting and a Velux window complete the room, creating a stylish contrast and tying the space together with personality and charm.



# Knightwood Road, Barkbythorpe, Leicester

## SERVICES

All mains services are available and connected.



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## COUNCIL

Leicester City Council. Council tax band D.

Score	Energy rating	Current	Potential
92+	A	82 B	82 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## DISCLAIMER

We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Creightons Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.



