





Northfold Road, Knighton

£300,000 Freehold

Extended 3-bed semi in Knighton. No chain! Features include off-road parking, handy side storage, an open-plan kitchen/utility, and a large rear garden. The perfect extended family home!

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Entrance Hall

Stairs leading to the first floor, under-stairs storage cupboard with a double-glazed window to the side elevation, wooden flooring, and radiator.

Reception Room One

13' 1" x 10' 8" (4.00m x 3.26m)

Double-glazed bay window to the front elevation, feature living flame-effect gas fireplace with decorative surround, laminate flooring, and radiator.

Reception Room Two

21' 8" x 9' 6" (6.60m x 2.90m)

Bi-fold doors opening to the rear elevation, decorative fireplace, picture rail, and two radiators.

Utility Room

8' 2" x 5' 11" (2.50m x 1.80m)

Double-glazed window to the side elevation, range of base units with work surfaces over, cupboard housing the boiler, plumbing for a washing machine, tiled floor, and radiator. Open aspect leading into the kitchen.

Kitchen

9' 2" x 8' 2" (2.80m x 2.50m)

Double-glazed door leading to the rear elevation. Built-in dining area, five-ring gas hob with a stainless steel chimney-style extractor hood over, integrated oven, plumbing for a dishwasher, stainless steel sink and drainer unit, comprehensive range of wall and base units with work surfaces over, and tiled flooring.



First Floor Landing

Double-glazed window to the side elevation and wooden flooring.

Bedroom One

13' 1" x 10' 6" (4.00m x 3.20m)

Double-glazed bay window to the front elevation, fitted wardrobes with overhead box cupboards, picture rail, wooden flooring, and radiator.



Bedroom Two

12' 2" x 10' 6" (3.70m x 3.20m)

Double-glazed window to the rear elevation, wooden flooring, picture rail, and radiator.

Bedroom Three

6' 7" x 6' 0" (2.01m x 1.82m)

Double-glazed window to the front elevation, laminate flooring, and radiator.

Bathroom

8' 2" x 5' 11" (2.50m x 1.80m)

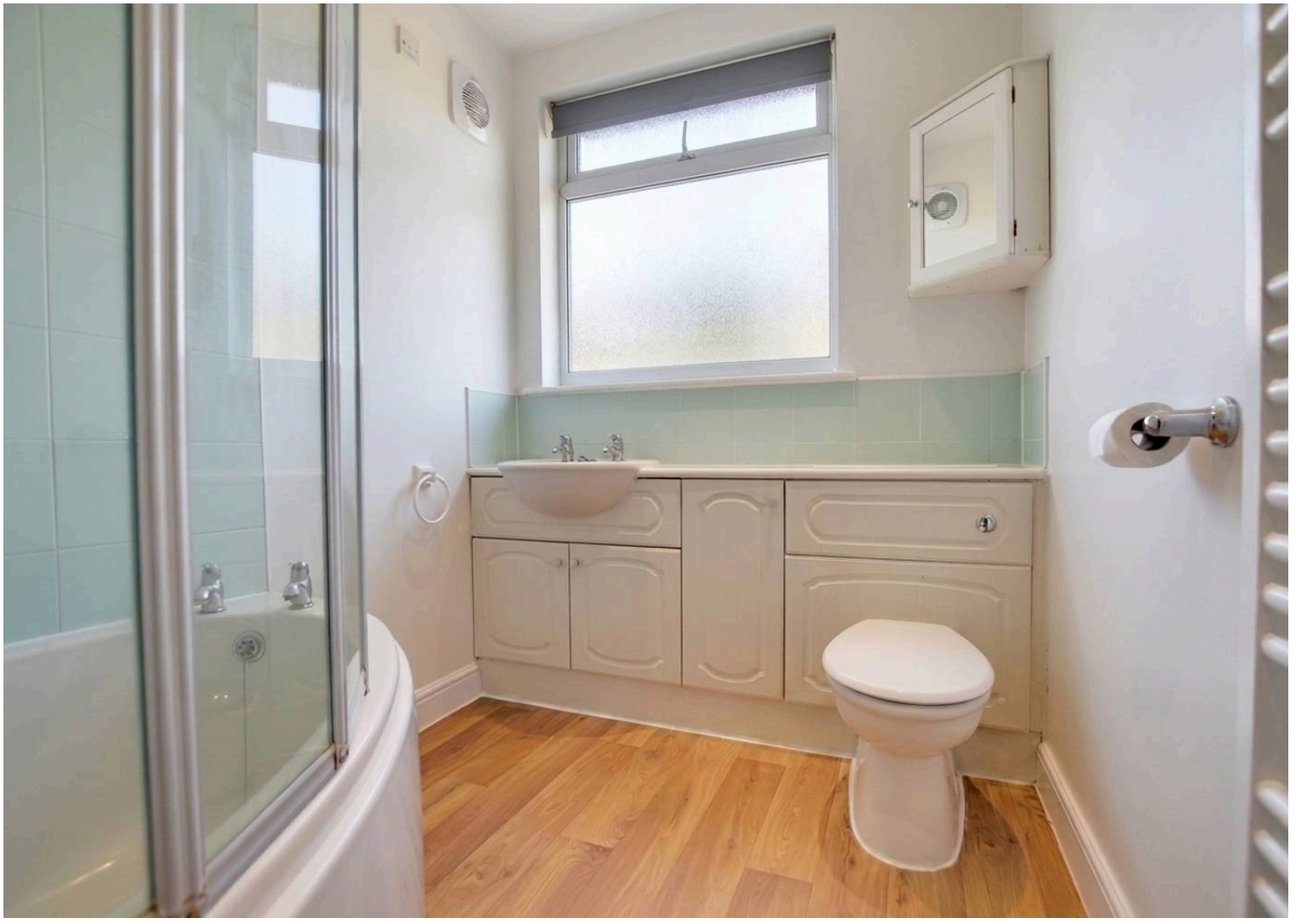
Double-glazed window to the rear elevation, panelled bath with shower over, wash hand basin, low-level WC, extractor fan, loft access, vinyl flooring, and a heated towel rail.















Front Garden
Paved frontage providing off-road parking with side access to storage.

Rear Garden

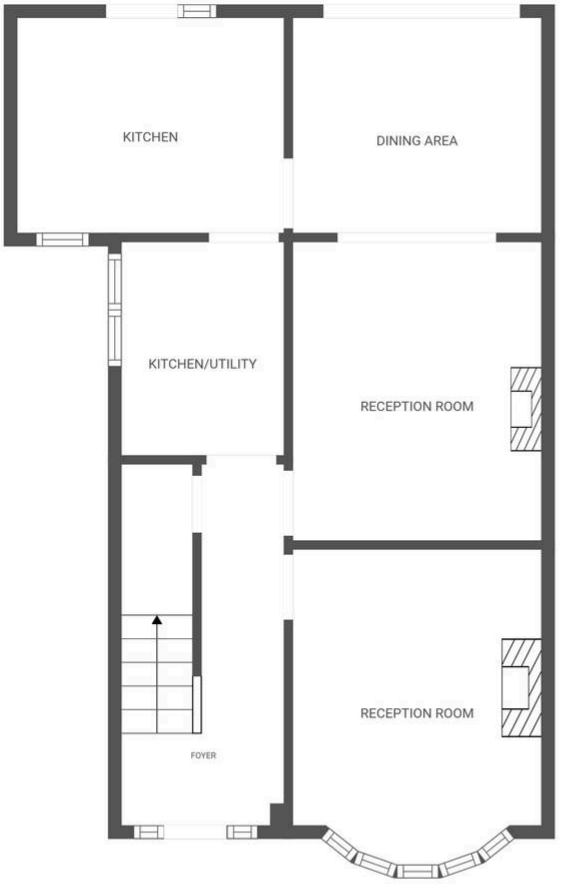
Paved patio area leading to a generous-sized, mainly lawn rear garden featuring established shrubs to the borders, full fencing to the side and rear, a storage shed, and side access.

Driveway

For two vehicles.

Carport

Includes a secure Side Storage Unit measuring 2.90m x 1.80m featuring fold-open doors to both front and rear elevations, equipped with power and lighting.



Ground floor



1st floor

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: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

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