

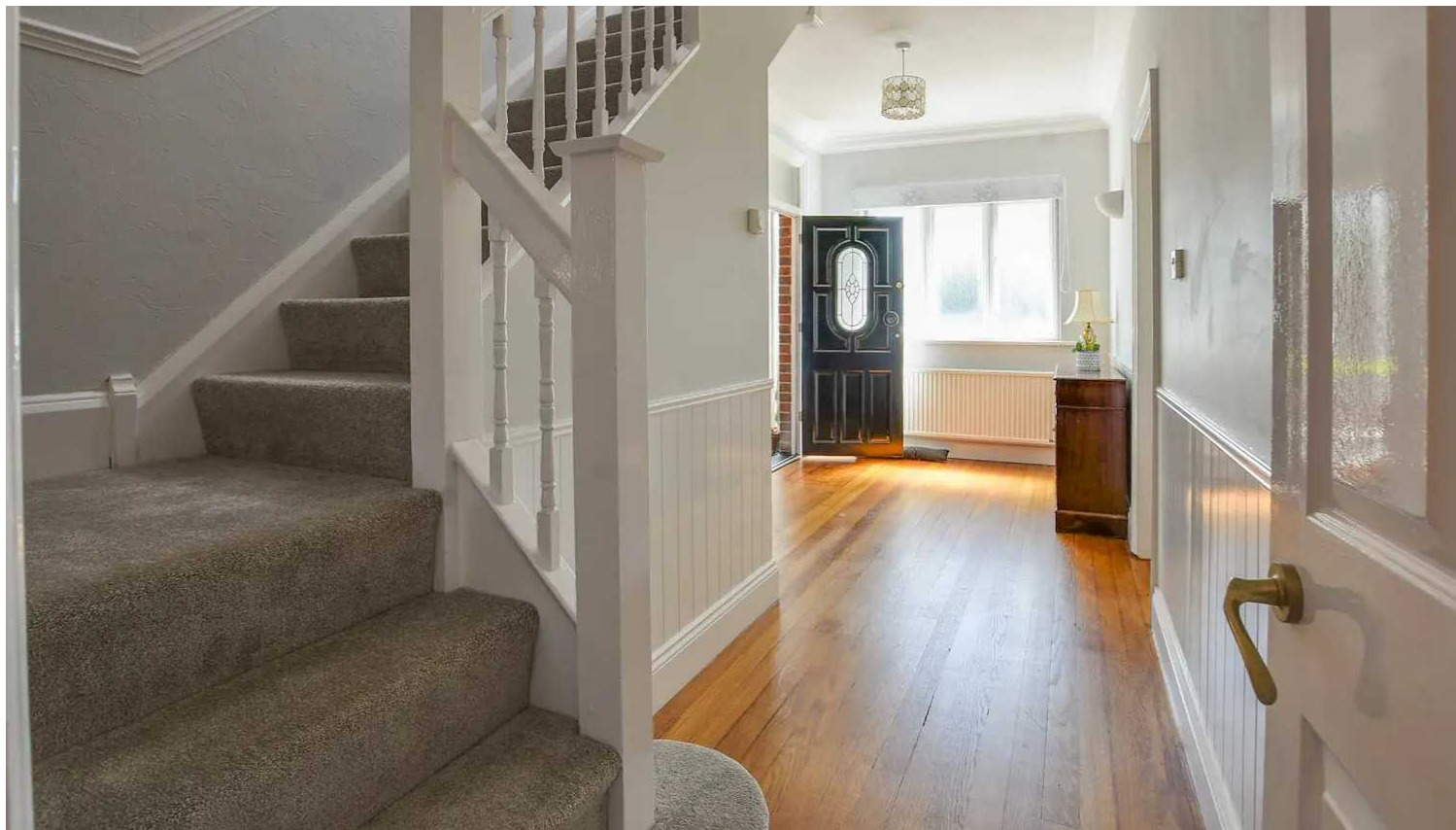


Link Road, South Knighton

£1,950 pcm / £650,000

This EXCEPTIONAL property with an ABUNDANCE OF SPACE THROUGHOUT. The breakfast kitchen is stunning with the light from the window streaming down onto the island breakfast bar.





Porch

5' 4" x 5' 2" (1.63m x 1.57m)

With a double glazed window to side elevation, a front door leading to;

Entrance Hall

19' 4" x 8' 0" (5.89m x 2.44m)

With wooden exposed flooring, two side lights, a double glazed window to the side elevation, a radiator, stairs to the first floor and access to the downstairs accommodation.

Lounge / Diner

27' 2" x 12' 9" (8.28m x 3.89m)

With double glazed windows to the side and rear elevation, a double glazed door, wooden flooring, two lights with fans and an open fireplace with brick fire surround and two radiators.



Reception Room

17' 9" x 13' 0" (5.41m x 3.96m)

With a double glazed bay window to the front elevation and a double glazed window to the side elevation, wooden floor, two side lights, ceiling light and two radiators.



Reception Room

17' 9" x 13' 0" (5.41m x 3.96m)

With a double glazed bay window to the front elevation and a double glazed window to the side elevation, wooden floor, two side lights, ceiling light and two radiators.

Utility Room

13' 6" x 5' 9" (4.11m x 1.75m)

With uPVC double glazed door to the side elevation, tiled floor, radiator, space for a washing machine and dryer, base and eye-level units with one and a half bowl sinker/drain and a boiler.

Downstairs Shower Room

7' 0" x 5' 6" (2.13m x 1.68m)

With a double glazed window to the side elevation, shower cubicle, WC, and wash hand basin.

Breakfast Kitchen

12' 1" x 10' 8" (3.68m x 3.25m)

With a double glazed window to the rear elevation, a feature window, a one and half bowl sinker/drain, base level units, centre island, electric hob, extractor, and spotlights.

Study

13' 3" x 9' 7" (4.04m x 2.92m)

With an understairs storage cupboard, double glazed windows to the front and side elevation and a radiator.









First Floor Landing

With a double glazed window to the side elevation, a galleried banister and a radiator.

Master Bedroom

17' 8" x 11' 9" (5.38m x 3.58m)

With a double glazed bay window to the front elevation and a double glazed window to the side elevation, two radiators, and fitted wardrobes.

Bedroom Two

18' 5" x 11' 1" (5.61m x 3.38m)

With fitted wardrobes, a double glazed window to the side elevation and two radiators.

Bedroom Three

14' 8" x 8' 7" (4.47m x 2.62m)

With a double glazed window to the side elevation, loft access, storage cupboard and a radiator.

Bedroom Four

13' 2" x 9' 0" (4.01m x 2.74m)

With two radiators, a double glazed window to the front elevation.

Separate WC

7' 2" x 2' 5" (2.18m x 0.74m)

With a double glazed window to the side elevation, WC and radiator.

Family Bathroom

10' 7" x 8' 7" (3.23m x 2.62m)

With Jack and Jill sink with storage under, bath, shower cubicle, partially tiled, radiator and double glazed window to the side elevation.

Garden

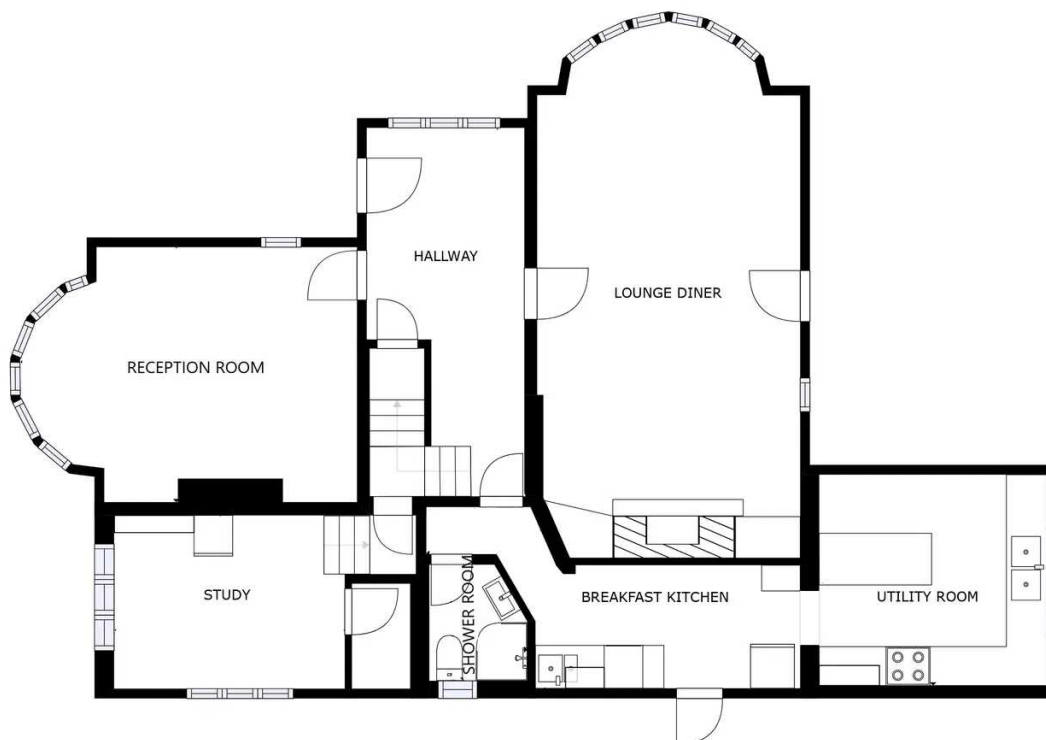
The rear garden is an impressive size and benefits from having trees, plants and shrub borders, three storage sheds and a large patio seating and BBQ area. There is also side access to the front of the property.

Front Garden

With space for two cars, steps, plant and shrub borders and access to the rear garden.

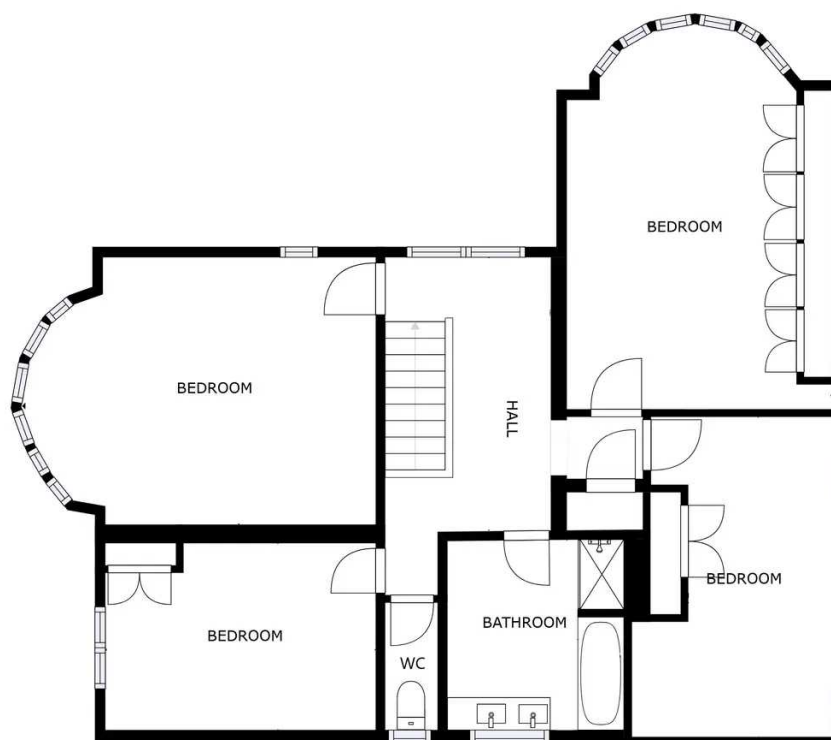
Off street

Capacity - 2 vehicles



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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