



## Gainsborough Road, Knighton

£325,000 Freehold

Three-bedroom semi-detached home on Gainsborough Road with two reception rooms, ground-floor WC, driveway, garage and a well-established rear garden with vegetable plots.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: TBC



0116 274 5544





**Entrance Hall**

With stairs to the first floor, laminate flooring, an under-stairs storage cupboard, and a radiator.

**Ground Floor WC**

6' 2" x 2' 9" (1.88m x 0.84m)

With a low-level WC, a wash hand basin, tiled flooring, and an extractor fan.

**Reception One / Dining Room**

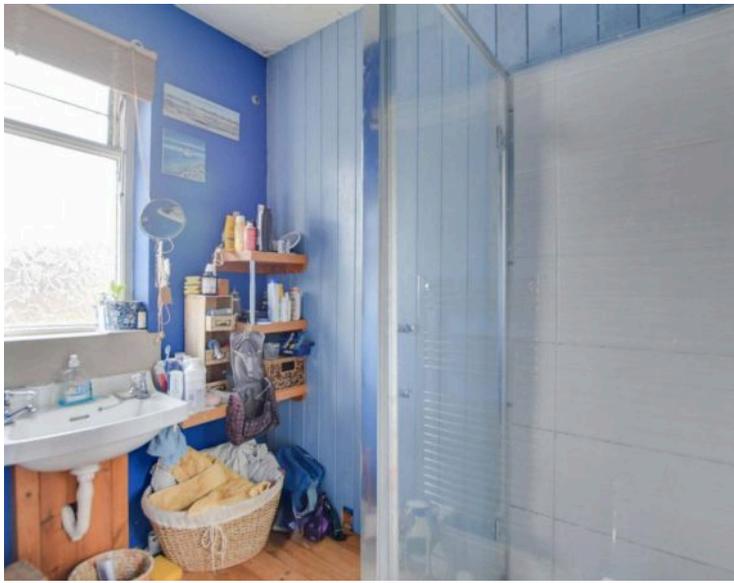
14' 0" x 11' 2" (4.26m x 3.41m)

(into bay and recess). With a double-glazed bay window to the front elevation, period-style fireplace with tiled insert and hearth and fire surround, laminate flooring, and radiator.

**Reception Room Two / Living Room**

12' 4" x 11' 2" (3.76m x 3.41m)

With a door to the rear garden, a feature open fireplace with fire surround, TV point, and radiator.



### **Kitchen**

12' 8" x 8' 11" (3.87m x 2.71m)

With two windows to the rear elevation, internal door to the garage. Includes Rangemaster cooker with chimney hood over, stainless steel sink and drainer unit, range of wall and base units with work surfaces over, plumbing for washing machine, wine rack, tiled flooring, wall-mounted boiler, and radiator.

### **First Floor Landing**

With a window to the side elevation, loft access leading to a boarded loft with power and a skylight window to the rear elevation.

### **Bedroom One**

12' 6" x 10' 4" (3.80m x 3.15m)

(to chimney breast). with a window to the rear elevation, fitted wardrobes, laminate flooring, and a radiator.

### **Bedroom Two**

11' 1" x 10' 1" (3.37m x 3.07m)

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

### **Bedroom Three**

7' 10" x 7' 7" (2.40m x 2.31m)

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

### **Shower Room**

6' 11" x 5' 11" (2.10m x 1.80m)

With a window to the rear elevation, tiled shower cubicle, pedestal wash hand basin, low-level WC, and heated chrome towel rail.

### **Front Garden**

Walled front garden with mature shrubs, lawned area with flower bed, and driveway to the front leading to the garage.

### **Rear Garden**

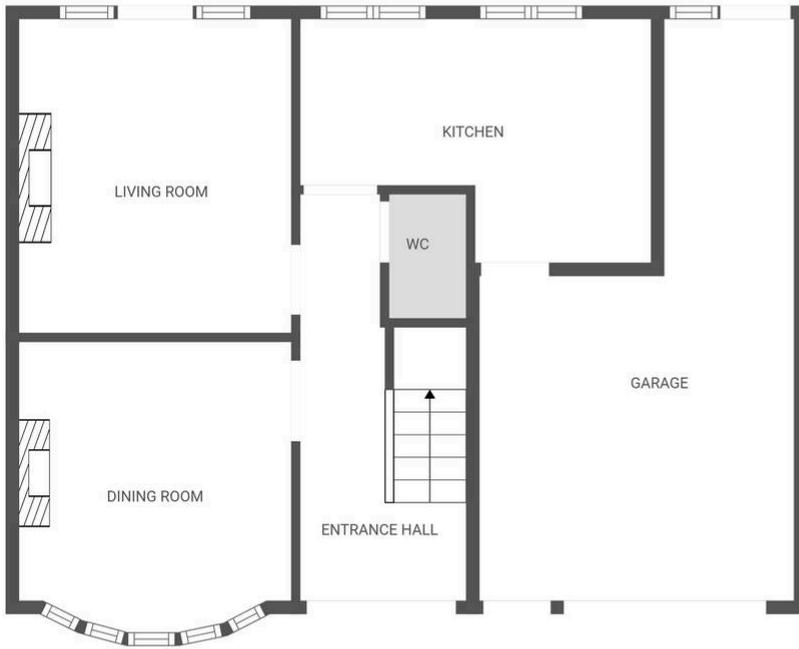
Paved patio leading to a mainly paved and gravelled rear garden with a pergola. Features a variety of established mature shrubs and trees, raised beds for vegetable plots to the side, a greenhouse, a shed, a fenced perimeter, an outside power point, and a side door to the garage.

### **Driveway**

Capacity for 1 car.

### **Double Garage**

Fold-open doors to the front elevation, power and lighting, and rear door to the garden.



Ground floor



1st floor

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

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