



Larchwood Close, West Knighton

£270,000 Freehold

Charming 3-bed link-detached in West Knighton with no chain. Features a bright living room, kitchen/diner, drive, & private garden. Ideal first-time buy or investment near top schools.





Entrance Hall

With stairs to first floor, vinyl floor, and radiator.

Lounge

12' 6" x 12' 2" (3.80m x 3.70m)

With double-glazed window to front elevation, living flame effect gas fire (capped off) with marble hearth and surround, and radiator.



Kitchen Dining Room

15' 5" x 9' 6" (4.70m x 2.90m)

With double glazed French doors to rear elevation, double-glazed door to side elevation, inset ceiling spotlights, one and a half bowl stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, a new built-in oven and gas hob with stainless steel chimney hood over, a new washing machine, space for a tumble dryer, lino flooring, under-stairs storage cupboard, and radiator.



First Floor Landing

With double-glazed window to side elevation, cupboard housing boiler, loft access.

Bedroom One

10' 10" x 9' 6" (3.30m x 2.90m)

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



Bedroom Two

11' 6" x 8' 6" (3.50m x 2.60m)

With a double-glazed window to the rear elevation, radiator.

Bedroom Three

8' 2" x 5' 7" (2.50m x 1.70m)

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

Bathroom

7' 3" x 5' 11" (2.20m x 1.80m)

With double-glazed window to the rear elevation, bath with electric shower over, panelled hand basin and low-level WC, extractor fan, shaver point, tiled floor and walls, tiled flooring.





AI-ENHANCED IMAGE

Furniture and decorative items have been digitally added using Artificial Intelligence for illustrative purposes only.



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**Front Garden**

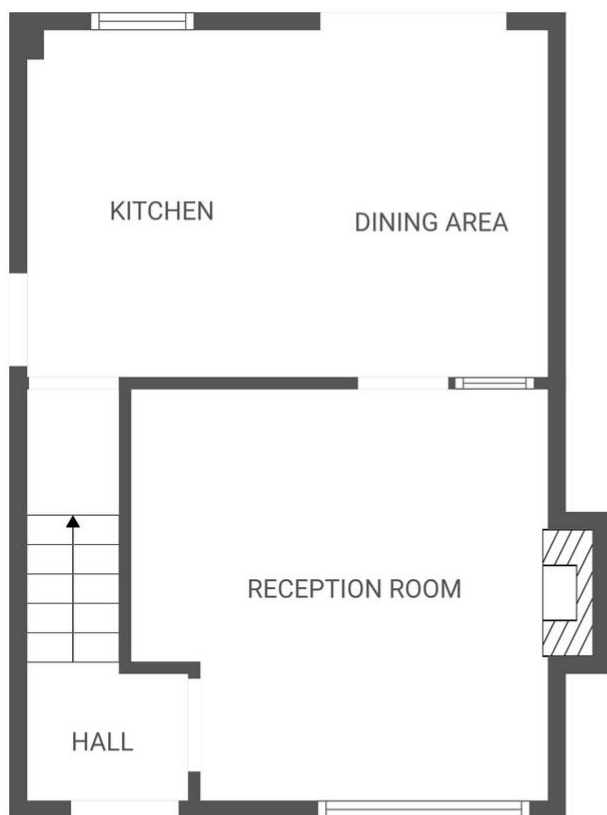
Front garden, mainly laid to lawn, with a driveway to the front, double gates to the side leading to further drive if required.

Rear Garden

Mainly laid to lawn with a metal storage shed, a good-sized patio seating area and fencing to the side and rear.

Driveway

Driveway to the front for one car with double gates leading to two further car parking spaces.



Ground floor



1st floor

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





The property is perfectly situated for everyday amenities within West Knighton along Aberdale Road such as Tesco Express and local schooling including Sir Jonathan North Community College and Overdale Infant & Junior Schools. Regular bus routes running to and from Leicester City Centre along Welford Road and the main ring road are also within reach giving access to M1 & M69 motorway junctions and Fosse Retail Park.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

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