



Carisbrooke Park, Knighton

£600,000 Freehold

Tucked away in the sought-after Carisbrooke Park in Knighton, this spacious detached home offers versatile living space, four generous bedrooms, a potential fifth bedroom, and a double garage.



Knightsbridge
Estate Agents

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Hallway

7' 3" x 6' 11" (2.20m x 2.10m)

With a window to the front elevation and a radiator.

Office / Bedroom Five

10' 6" x 6' 7" (3.20m x 2.00m)

With a window to the front elevation and a radiator.

Downstairs WC

5' 7" x 4' 11" (1.70m x 1.50m)

With a WC, a wash hand basin, tiled flooring and a radiator. Includes access to an under-stairs cupboard.

Living Room

14' 5" x 12' 2" (4.40m x 3.70m)

With a bay window to the front elevation, a brick-built fireplace, wooden flooring and a radiator. Open access to the dining room.

Dining Room

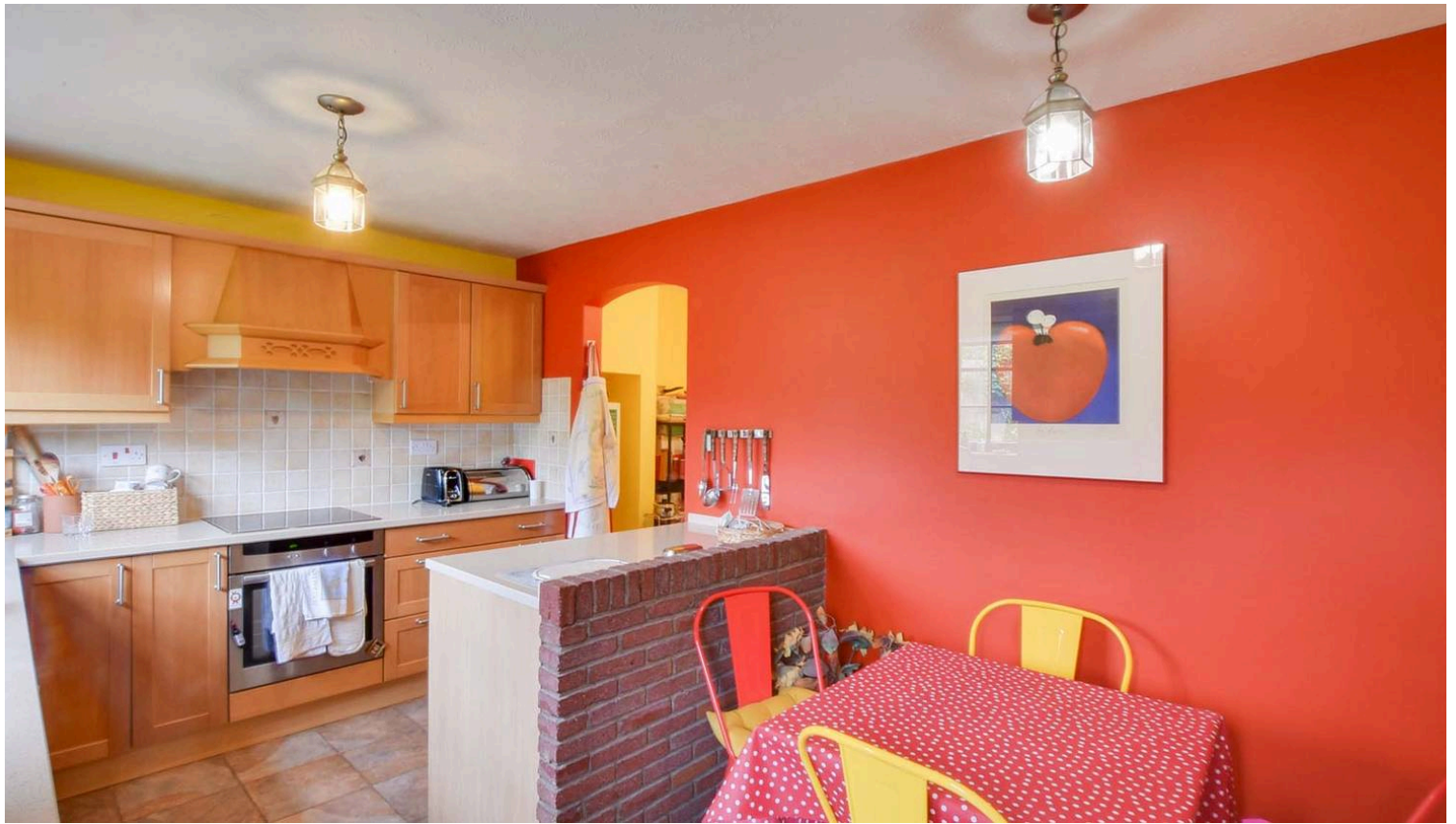
17' 1" x 9' 2" (5.20m x 2.80m)

With two windows to the rear elevation and two radiators.

Conservatory

11' 10" x 11' 10" (3.60m x 3.60m)

Partly bricked with windows to the side and rear elevations, tiled flooring, two radiators, and a side door leading to the garden.



Dining Kitchen

13' 9" x 8' 10" (4.20m x 2.70m)

With a large window with views of the garden, a sink and drainer unit with a range of wall and base units with work surfaces over. Features a Neff electric oven and hob, and a Neff fridge-freezer within the kitchen island.

Utility Room

7' 10" x 6' 7" (2.40m x 2.00m)

Contains the boiler, storage, a radiator, and under-counter space for a washing machine.

Landing

9' 2" x 6' 7" (2.80m x 2.00m)

Bedroom One

14' 1" x 9' 6" (4.30m x 2.90m)

With a window to the front elevation, built-in wardrobes, and access to the en-suite.

En-Suite

6' 3" x 5' 11" (1.90m x 1.80m)

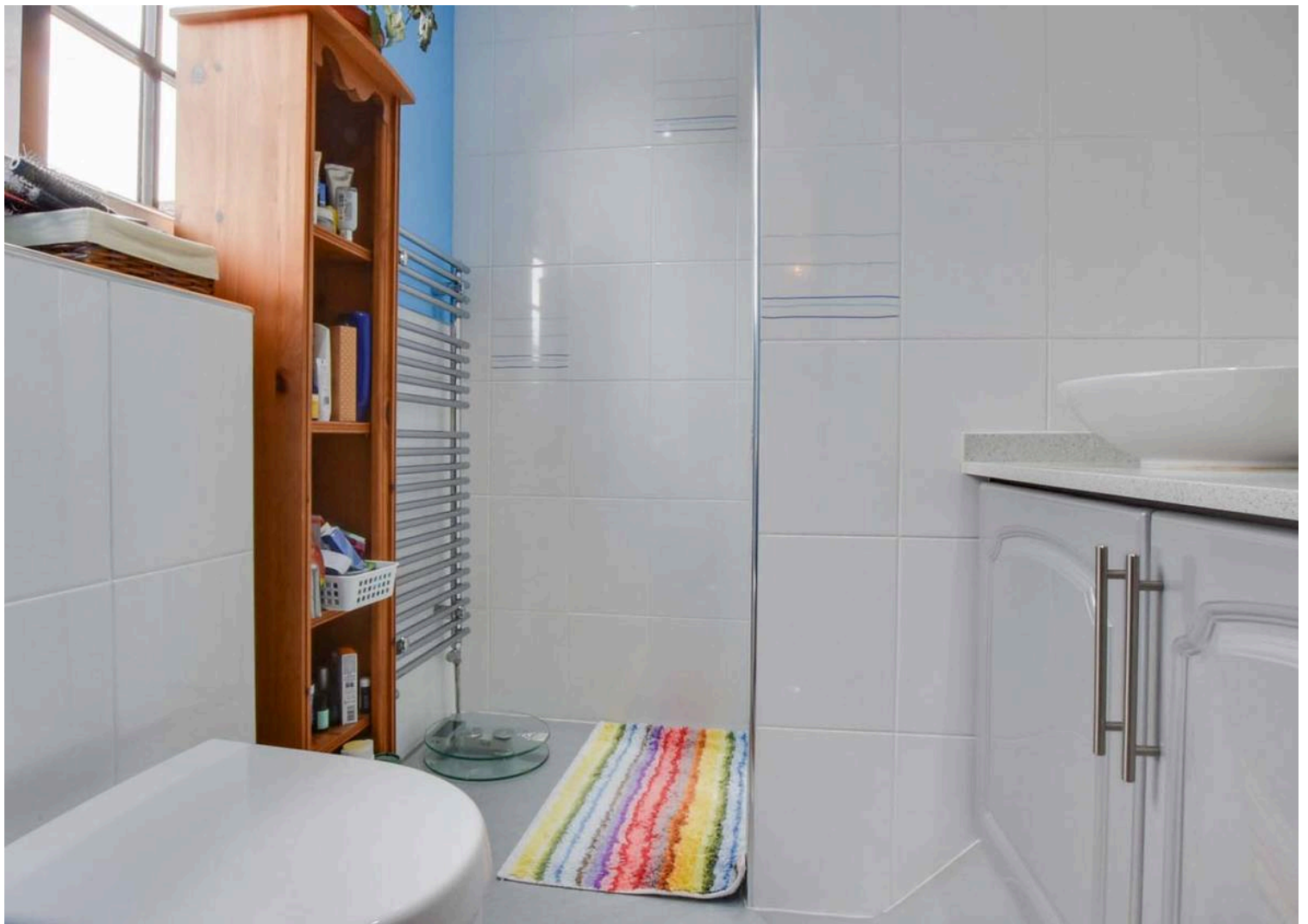
With a window to the front elevation. Villeroy and Boch tiled walls and sanitary ware, en-suite shower, towel radiator and vinyl flooring.

Bedroom Two

10' 2" x 9' 6" (3.10m x 2.90m)

With a window to the rear elevation, a coved ceiling, a radiator, and built-in spacious wardrobes.









Bedroom Three

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

With a window to the rear elevation and a radiator.

Bedroom Four

9' 10" x 8' 10" (3.00m x 2.70m)

With a window to the front elevation and a radiator.

Family Bathroom

10' 2" x 9' 6" (3.10m x 2.90m)

With a window to the rear elevation, Villeroy and Boch sanitary ware and mirror, bath with a shower over, partly tiled walls, vinyl flooring and towel radiator.

Front Garden

Features various shrubs and a path leading to the front door.

Rear Garden

A generously sized plot wrapping around the conservatory and extending the full length of the property, featuring a lawned garden, stone seating areas, and well-stocked flower borders.

Garage

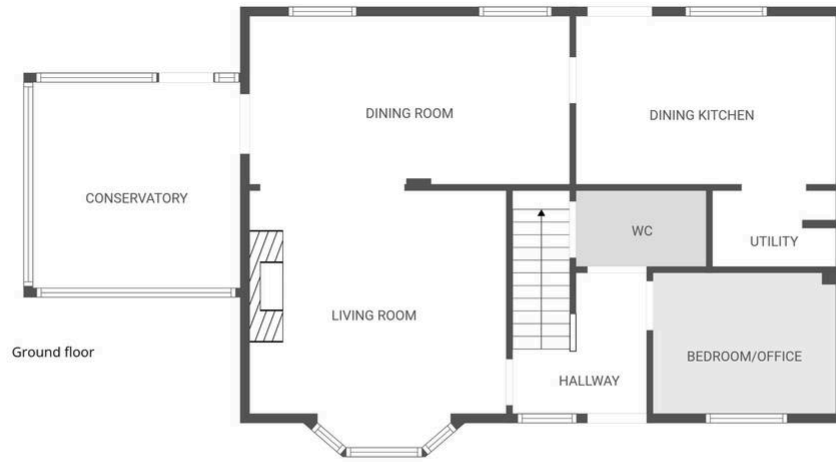
5m x 4.8m with two manual overhead doors. Includes power, lighting, and a rear door to the garden.

Driveway

Capacity for two cars comfortably.



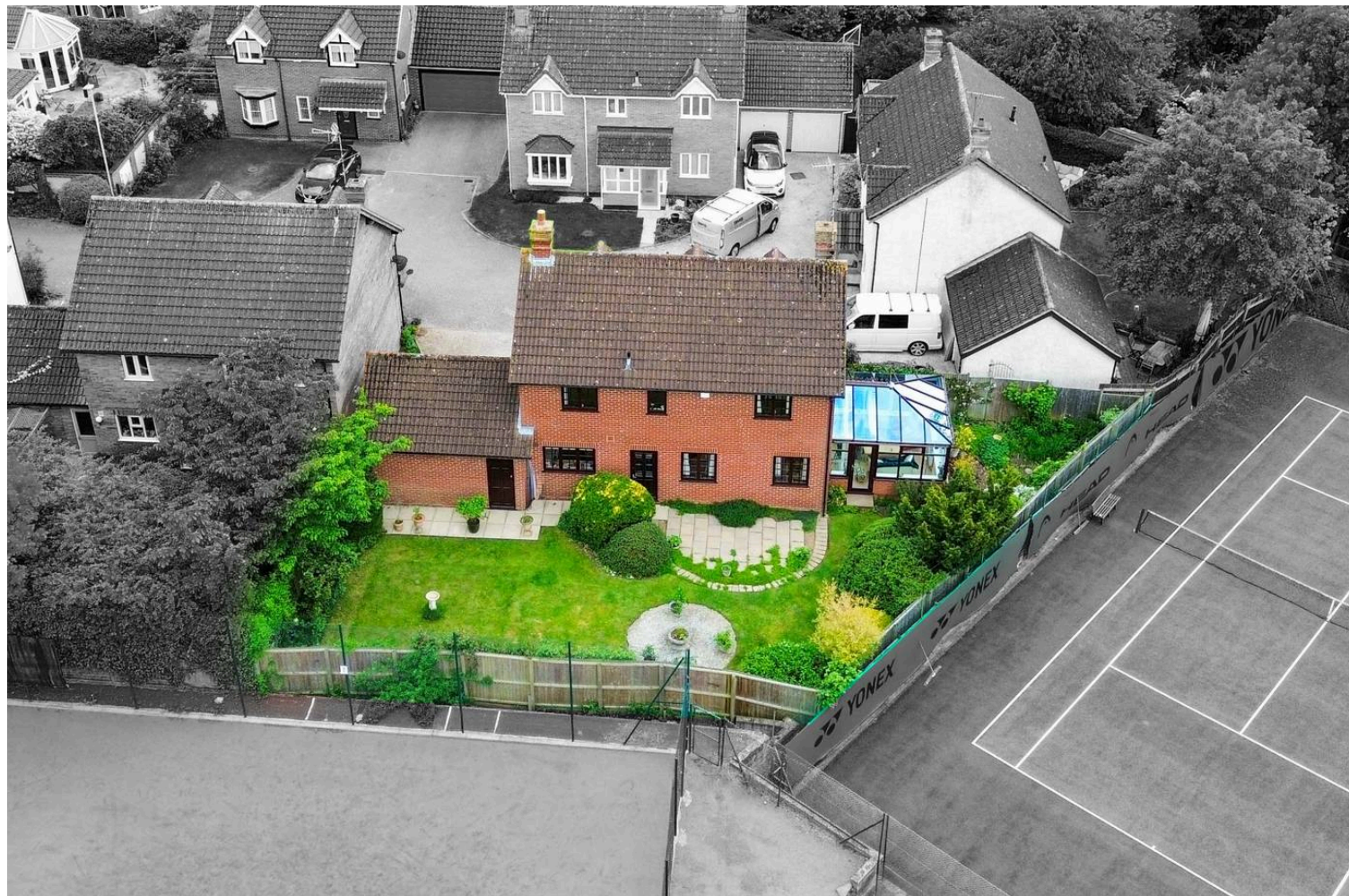
1st floor



Ground 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: E

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

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