



Asquith Boulevard, Leicester

Offers Over £390,000 Freehold

An extended five-bedroom semi-detached home in West Knighton, offering versatile family accommodation, two reception rooms, conservatory, garage, driveway, generous garden and no upward chain.





Porch

5' 11" x 2' 2" (1.81m x 0.65m)

Enclosed entrance porch providing shelter from the elements and access into the main accommodation.

Entrance Hall

13' 10" x 6' 3" (4.22m x 1.90m)

Welcoming entrance hall providing access to the principal ground floor accommodation and staircase rising to the first floor.

Lounge/Reception Room

14' 7" x 11' 1" (4.44m x 3.39m)

Spacious bay-fronted reception room positioned to the front of the property, benefiting from a large window allowing plenty of natural light. Offering ample space for a range of lounge furniture and providing an ideal family living area.

Dining Room / Additional Reception Room

14' 8" x 10' 4" (4.46m x 3.16m)

Versatile second reception room offering flexibility for formal dining, a family room or an additional sitting room. Open access through to the conservatory creates an excellent entertaining space.

Conservatory

18' 7" x 9' 5" (5.67m x 2.88m)

UPVC double glazed conservatory providing an additional reception area with tiled flooring, radiator and French doors opening onto the rear garden. A versatile space suitable for sitting, dining or family use whilst enjoying pleasant views across the garden and serving as the



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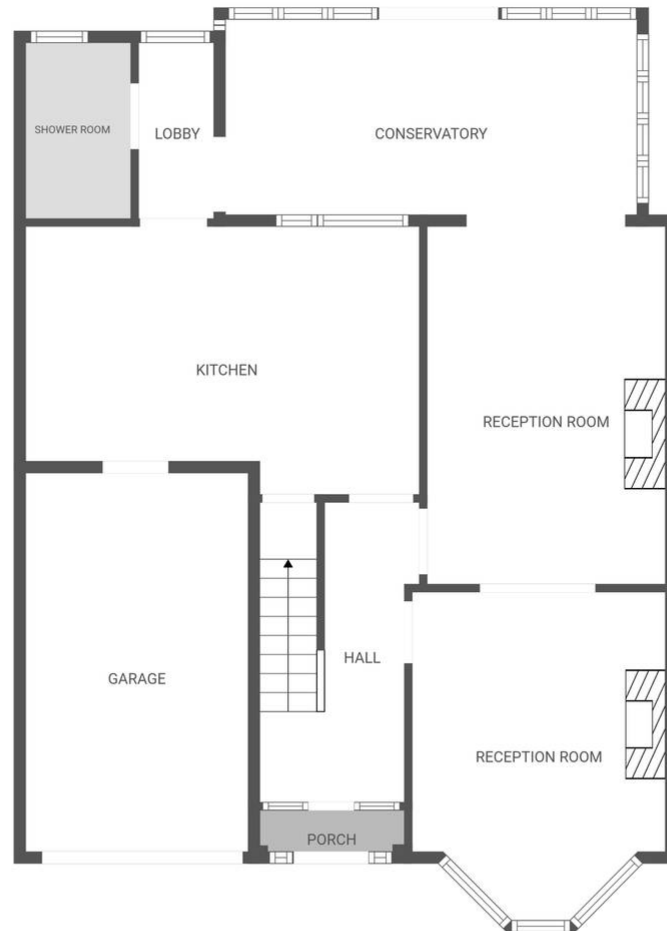


FRONT GARDEN

Low-maintenance frontage comprising a block-paved driveway with gravelled planting areas, mature shrubs and an attractive red-brick façade.

REAR GARDEN

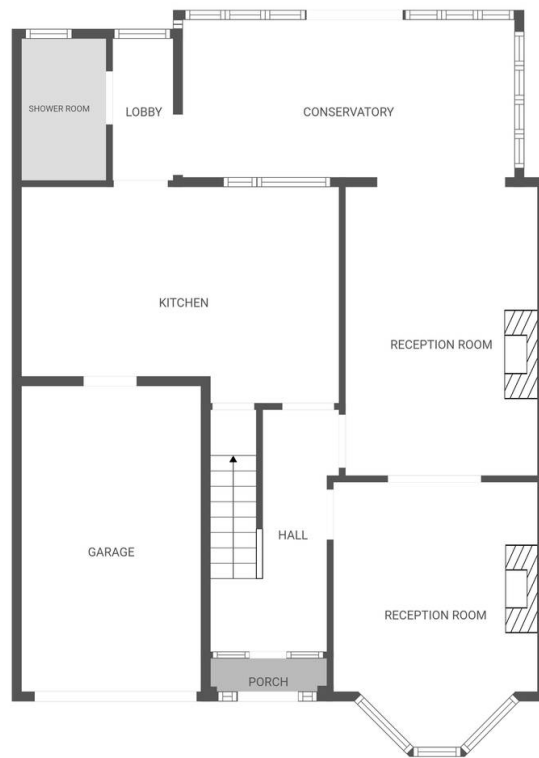
Generous and private rear garden comprising a substantial paved patio area leading onto a lawned garden with established borders, mature trees and shrubs. Enclosed by timber fencing and offering an excellent outdoor space for families and entertaining.



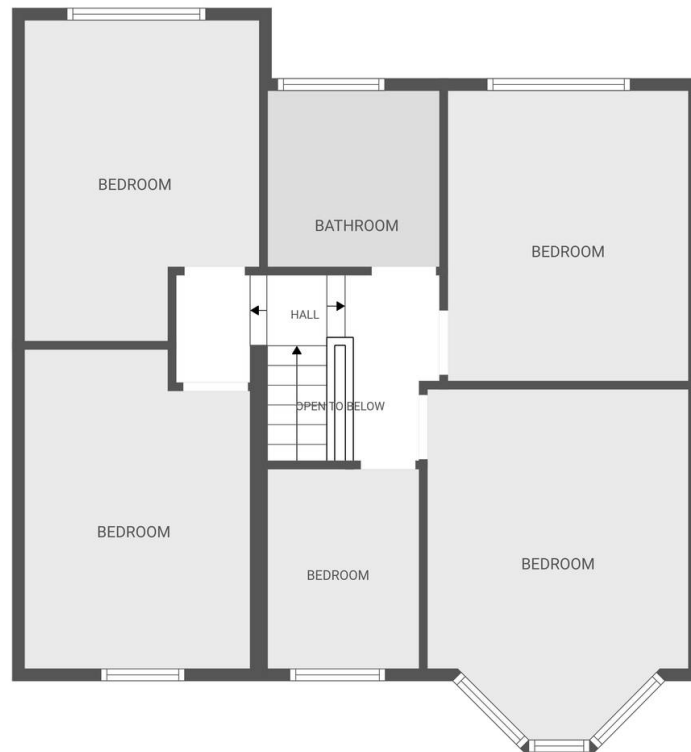
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The property is well located for everyday amenities and services including renowned local, public and private schooling, nursery day-care, Leicester City Centre and the University of Leicester, Leicester Royal Infirmary and Leicester General Hospital. The property is also within easy reach of amenities along Welford Road and Queens Road shopping parade in neighbouring Clarendon Park, with its specialist shops, bars, boutiques and restaurants. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

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