



Lamborne Road, West Knighton

£315,000 Freehold

An extended three-bedroom semi-detached home in West Knighton, offering two reception rooms, a four-piece bathroom, driveway, garage, and a generous rear garden, well placed for amenities.

Council Tax band: C

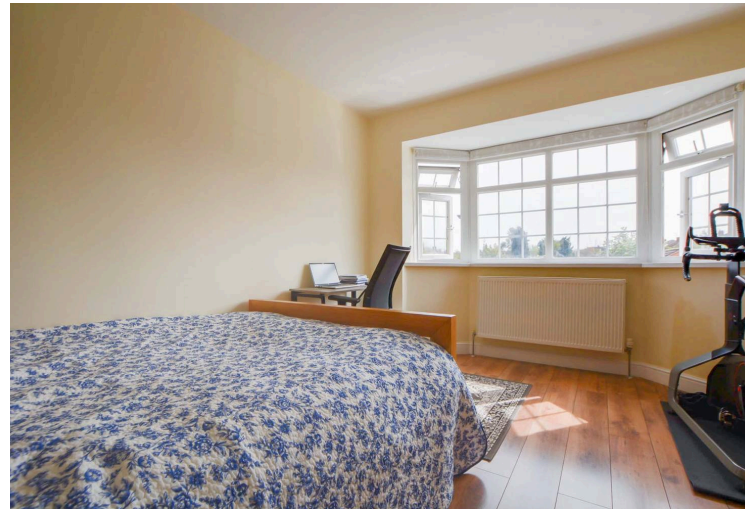
Tenure: Freehold

EPC Energy Efficiency Rating: C



0116 288 4888





Double Glazed Porch

Features natural light through windows to the front and side, wood effect flooring, and a radiator.

Hallway

Accessed via a double-glazed door; includes side windows, wood effect flooring, meter cupboard, radiator, and stairs to the first floor.

Reception Room One

13' 1" x 11' 0" (4.00m x 3.35m)

Features a bay window, coving, wood-effect flooring, and a radiator.

Reception Room Two

17' 10" x 10' 11" (5.43m x 3.34m)

Spacious area with French doors to the garden, a chimney breast with a living flame gas fire (white surround/hearth), TV point, and radiator.



Kitchen

15' 7" x 6' 5" (4.75m x 1.95m)

Includes windows to the side and rear, a door to the garden, ceramic tile flooring, and a range of base/wall units with laminate worktops. Appliances: Integrated 4-ring gas hob, double oven, and extraction hood; plumbing for washing machine and space for a free-standing fridge-freezer.

First Floor Landing

Natural light from a side elevation window.

Bedroom One

13' 5" x 8' 11" (4.08m x 2.72m)

Features rear-facing windows, built-in wardrobes, wood effect flooring, and a radiator.

Bedroom Two

13' 4" x 9' 11" (4.07m x 3.02m)

(measured into the bay). Featuring a front-facing window, wood-effect flooring, and a radiator.

Bedroom Three

7' 11" x 7' 7" (2.42m x 2.31m)

Front-facing window and a radiator.

Bathroom

8' 8" x 6' 5" (2.64m x 1.95m)

Includes a bath, separate shower cubicle, low-level WC, wash hand basin with storage (under and over), fully tiled walls, and ceramic tile flooring.

Rear Garden

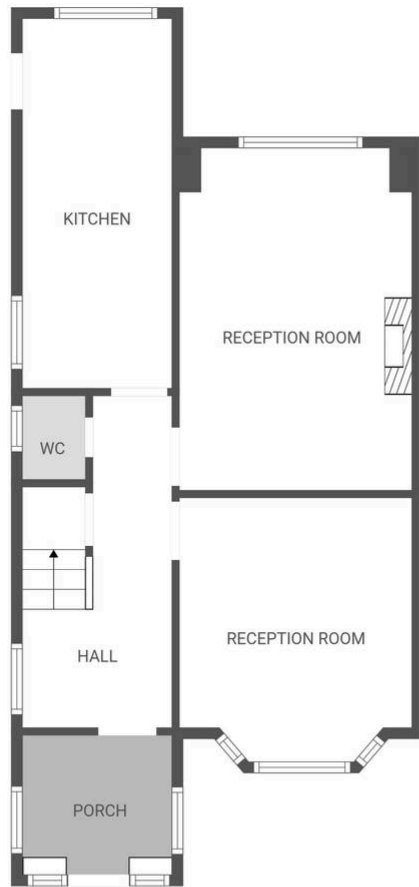
Features a patio leading to a lawn with fence borders and a garage.

Driveway

For one vehicle.

Garage

For one vehicle.



Ground floor



1st floor

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

We'll keep you moving...



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