



Greenhill Road, Knighton

£340,000 Freehold

Extended and well-proportioned four-bedroom semi-detached home in Knighton, featuring a loft conversion, generous conservatory, south-facing garden and planning permission for further extension.





Entrance Hall

With stairs to the first floor and a radiator



Through Lounge Dining Room

28' 10" x 11' 3" (8.79m x 3.43m)

(narrowing to 2.52m) Features double glazed window to the front elevation, patio doors to the conservatory, a feature log burner with an exposed brick chimney breast, and two radiators

Kitchen

10' 2" x 9' 3" (3.11m x 2.83m)

Includes double-glazed windows to the rear and side elevations, stainless steel sink and drainer unit, a range of wall and base units, plumbing for a washing machine and dishwasher, a gas cooker point, and a tiled floor.



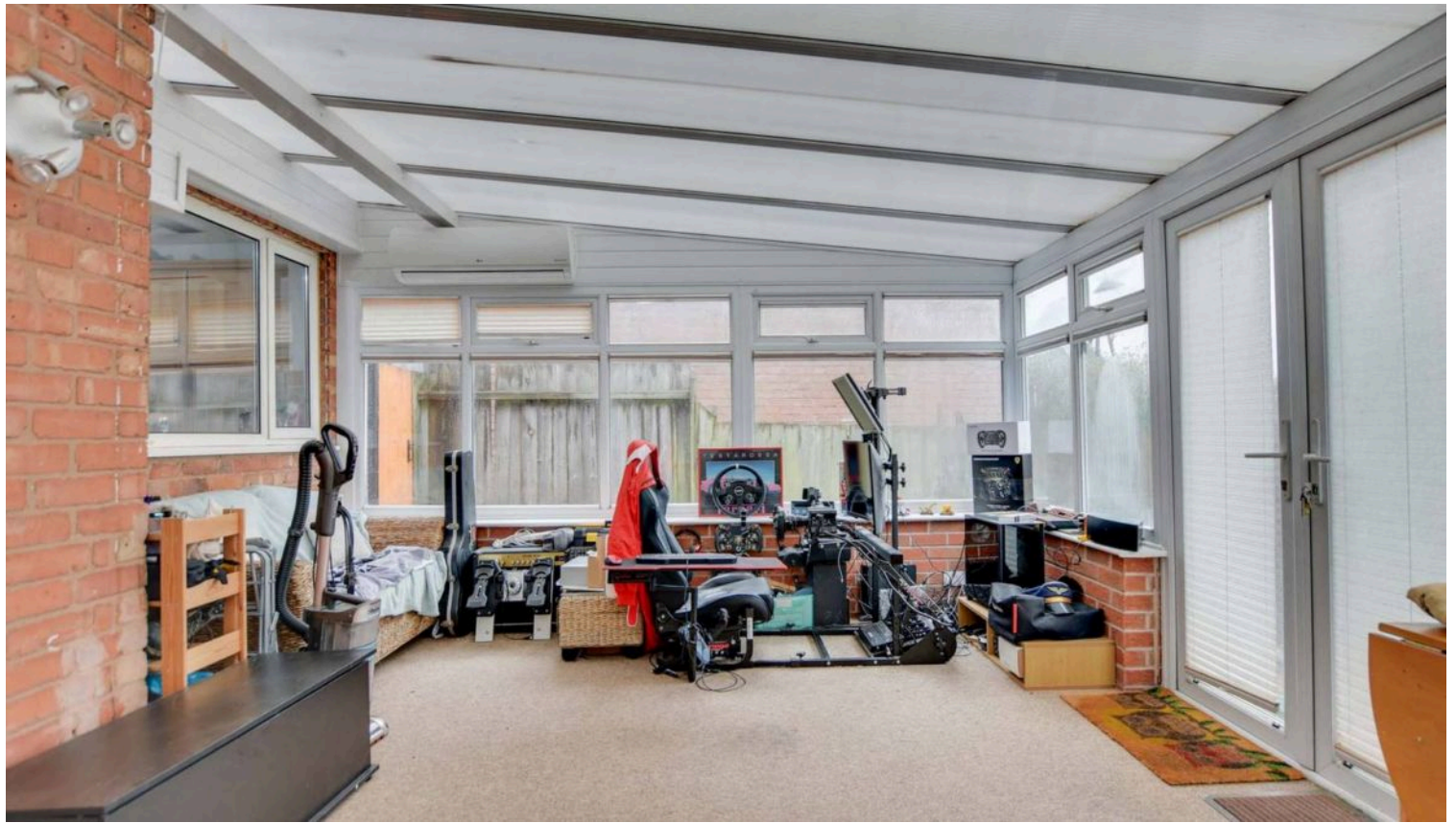
Conservatory

17' 4" x 14' 0" (5.29m x 4.27m)

Features double-glazed French doors to the rear garden, double-glazed windows to the rear and side elevations, and a hot and cold air conditioning unit.

First Floor Landing

With a double-glazed window to the side elevation and stairs to the loft room.



Bedroom Two

12' 4" x 11' 4" (3.76m x 3.46m)

Includes a double-glazed window to the rear elevation, a cupboard housing the boiler, and a radiator

Bedroom Three

11' 2" x 10' 2" (3.41m x 3.10m)

Includes a double-glazed window to the front elevation and a radiator

Bedroom Four

8' 2" x 7' 5" (2.50m x 2.25m)

Includes a double-glazed window to the front elevation and radiator (currently used as a dressing room).



Shower Room

7' 9" x 6' 0" (2.36m x 1.82m)

Features a double-glazed window to the rear elevation, inset ceiling spotlights, a walk-in tiled shower cubicle, a wash hand basin, low level WC, tiled flooring, and a heated towel rail.

Bedroom One (Loft Conversion)

15' 3" x 12' 3" (4.65m x 3.74m)

Includes a double-glazed window to the rear elevation, a skylight window to the front elevation, an eaves storage cupboard, and a radiator.







Front Garden

Forecourt style with a hedge for privacy.

Rear Garden

Paved patio with a bar, steps leading to a mainly lawned garden with established shrubs and borders, storage shed, and outside power point.

Parking

On Street - Permit Parking Zones

The property is within a controlled parking zone. Buyers and tenants should make their own enquiries with the local council regarding permit availability and associated costs.



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: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

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