



Knighththorpe Road, Loughborough

welcome to

Knighthorpe Road, Loughborough

A generous detached family home offering multiple reception rooms, six bedrooms including two loft rooms, a modern kitchen, a ground floor shower room, a family bathroom and a separate WC to the second floor and a large rear garden—perfect for families seeking space, comfort and versatility.

Entrance

Welcoming hallway with access to the first reception room, main living area, groundfloor shower room and stairs to the first floor.

Front Reception Room

14' x 12' 6" (4.27m x 3.81m)

A versatile bay-fronted room with fireplace, currently set up as an additional sitting/bedroom space. With wood effect laminate flooring, coving to the ceiling and a radiator. Ideal as a second lounge, playroom, home office or ground-floor bedroom.

Lounge Diner

25' 11" x 10' 11" (7.90m x 3.33m)

An open-plan dual-area reception room featuring a decorative archway, rear-facing double doors overlooking the garden, neutral décor, laminate flooring, fireplace, and plenty of space for both lounge and dining furniture.

Kitchen

12' 2" x 11' 3" (3.71m x 3.43m)

Modern and well-fitted, offering generous worktop areas, stylish cabinetry, integrated oven and gas hob, and a window to the rear overlooking the garden and to the side. A upvc door provides access to the side of the property in which a further personal door can be found leading to the garage.

Ground Floor Shower Room

8' 9" x 8' (2.67m x 2.44m)

A recently refurbished shower room with contemporary tiles, shower cubicle, hand wash basin. low flush wc and double-glazed frosted window to the side.

Bedroom One

17' 11" x 10' 8" (5.46m x 3.25m)

Large double bedroom with fitted wardrobes providing extensive storage, carpeted flooring, a radiator and a front-facing window.

Bedroom Two

12' 4" x 11' (3.76m x 3.35m)

A double bedroom with rear garden views, carpeted flooring, a radiator and space for wardrobes, drawers or a desk.

Bedroom Three

11' 11" x 11' 11" (3.63m x 3.63m)

Well-sized room with carpeted flooring, a radiator and double-glazed windows.

Bedroom Four

11' 4" x 6' 5" (3.45m x 1.96m)

Bedroom four, which is currently utilised as a dressing room, offers carpeted flooring and double-glazed windows to the rear.





Family Bathroom

8' x 7' 6" (2.44m x 2.29m)

Contemporary suite including bathtub, separate walk-in shower, toilet and washbasin. Fully tiled with a clean, modern finish and rear-facing obscure window.

Bedroom Five

10' 5" x 6' 11" (3.17m x 2.11m)

A versatile converted loft space with Velux skylights overlooking the rear garden, laminate flooring, radiators, storage within the eaves and ideal as a playroom, games room, home office or bedroom.

Bedroom Six

11' 4" x 6' 5" (3.45m x 1.96m)

Another useful loft room with feature brick-effect wall, laminate flooring and Velux skylights.

Outside

Externally, this home offers a fantastic, generously sized garden featuring a large newly paved patio, lawned areas, mature trees and borders.

To the front - Ample off-street parking on the driveway plus integral garage for further storage.



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welcome to

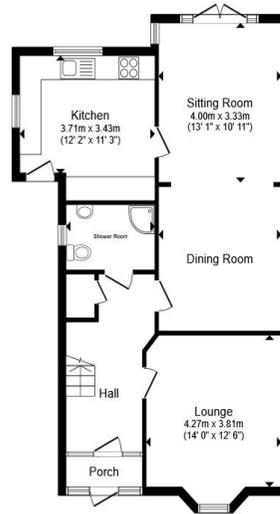
Knighthorpe Road, Loughborough

- Substantial extended detached property
- Open-plan lounge/dining area with feature archway
- Six Bedrooms
- Driveway parking for multiple vehicles and integral garage
- Convenient location close to local schools, transport links and amenities

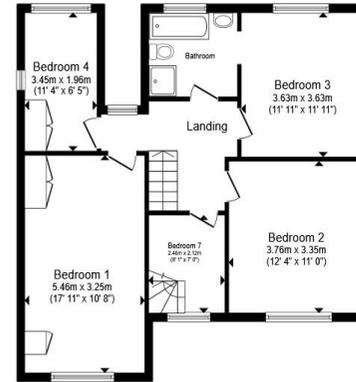
Tenure: Freehold EPC Rating: D

Council Tax Band: E

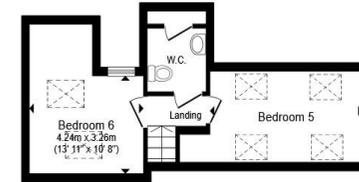
£475,000



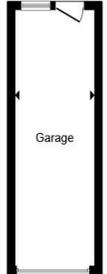
Ground Floor



First Floor



Second Floor



Garage

Total floor area 204.4 m² (2,200 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
LBH115739 - 0009

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