



## Overdale Road, Knighton

£330,000 Freehold

A three-bedroom semi-detached home, offered with no upward chain. Featuring two reception rooms, a driveway, two garages and a generous rear garden, providing excellent potential for improvement.



0116 274 5544





#### **Entrance Porch**

With an internal door to the entrance hall.

#### **Entrance Hall**

With stairs to the first floor, an under-stairs storage cupboard, and a radiator.

#### **Reception Room One**

14' 2" x 11' 5" (4.31m x 3.48m)

(into bay). Includes a double-glazed bay window to the front elevation and two radiators.

#### **Reception Room Two**

14' 5" x 11' 5" (4.39m x 3.49m)

Includes a double-glazed door to the rear garden and a radiator.

#### **Kitchen**

8' 0" x 8' 9" (2.43m x 2.66m)

Includes double-glazed window to rear elevation, stainless steel sink and drainer unit, wall and base units with work surfaces over, gas cooker point, and radiator.

#### **Lobby**

With a door to the side elevation, a cupboard housing a boiler, and tiled flooring.

#### **Ground Floor WC**

4' 8" x 2' 7" (1.41m x 0.78m)

Includes a window to the side elevation, a low-level WC, a tiled floor, and tiled walls.



### Utility Room

9' 3" x 7' 1" (2.82m x 2.15m)

Includes double-glazed window to rear elevation, plumbing for washing machine, stainless steel sink and drainer unit, tiled floor, and radiator.

### First Floor Landing

With loft access and storage cupboard area.

### Bedroom One

14' 1" x 11' 5" (4.30m x 3.47m)

Includes a double-glazed bay window to the front elevation, fitted sliding wardrobes, and a radiator.

### Bedroom Two

12' 2" x 11' 5" (3.71m x 3.49m)

Includes a double-glazed window to the rear elevation, fitted sliding wardrobes, and a radiator.

### Bedroom Three

9' 6" x 7' 5" (2.90m x 2.25m)

Includes a double-glazed window to the front elevation and fitted wardrobes.

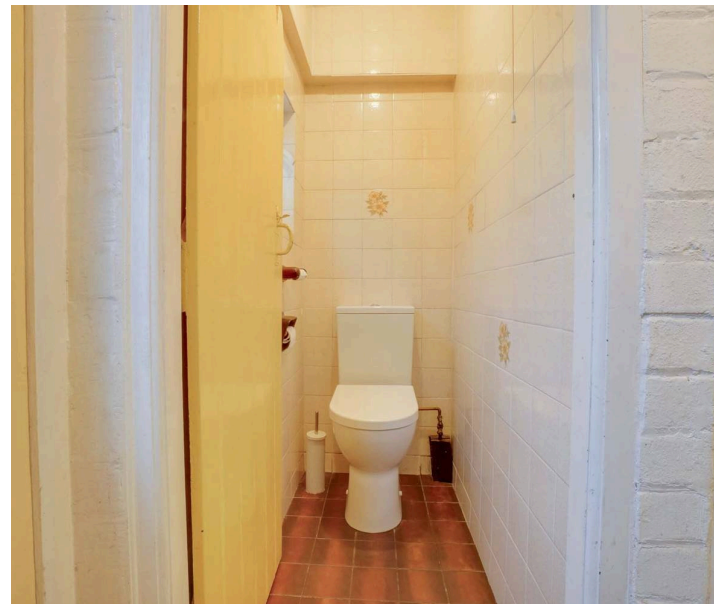
### Built-in Cupboard

With access to an airing cupboard and eaves storage area, plus radiator.

### Bathroom

7' 10" x 6' 6" (2.40m x 1.99m)

Includes double-glazed window to rear elevation, bath with shower over, two wash hand basins, built-in cupboard, and radiator.









**WC**  
4' 11" x 2' 7" (1.50m x 0.80m)  
Includes a double-glazed window to the rear elevation and a low-level WC.

**Front Garden**

Paved front garden leading to an integral garage with a further single garage to the side.

**Rear Garden**

Paved patio area, outside shed, mainly lawned garden with mature shrubs to borders and fir trees to the side providing privacy. Includes greenhouse and side access.

**Garage One**

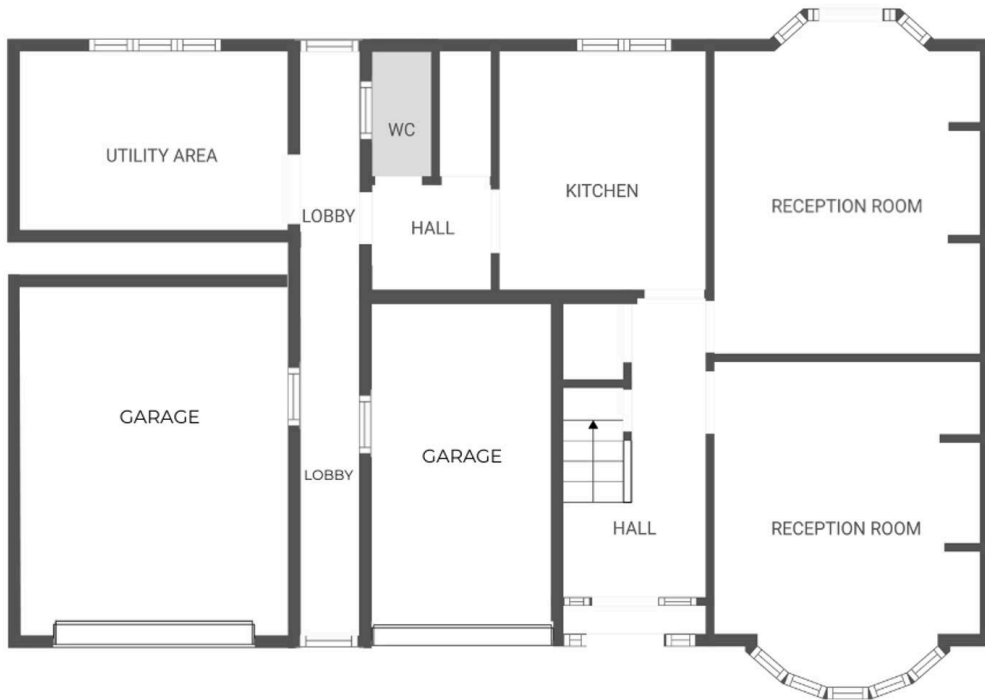
4.58m x 2.44m with up-and-over door to front elevation.

**Garage Two**

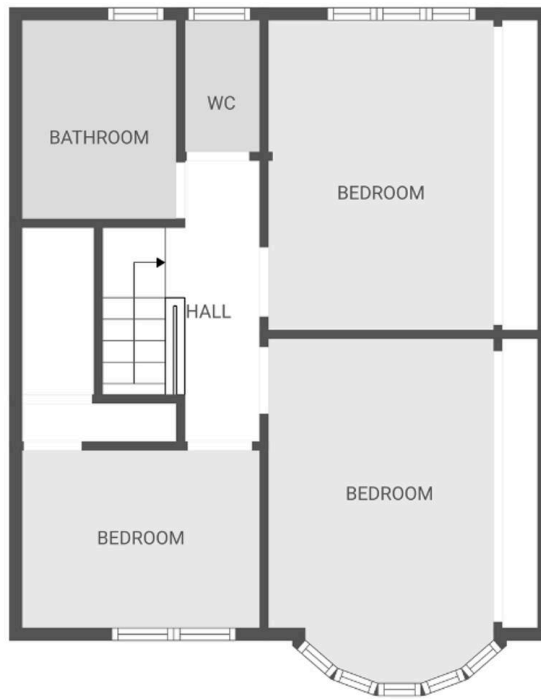
4.90m x 2.80m with up-and-over door to front elevation.

**Driveway**

For two vehicles.



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



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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: C

Tenure: Freehold

EPC Energy Efficiency Rating:

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