



Knighton Church Road, South Knighton

Offers in the Region of £450,000 Freehold

Chain-free 3-bed period semi in South Knighton. Features 2 reception rooms, extended dining kitchen, downstairs WC, mature rear garden with decking, and off-road parking. Viewing recommended.





Entrance Hall

Checkerboard-style tiled floor, understair cupboard, coving to ceiling, picture rail, stairs providing access to the first floor landing, radiator.

Reception Room One

14' 6" x 11' 11" (4.42m x 3.62m)

(measurements into the bay). Plenty of natural light comes through the glazed bay window to the front elevation, with a chimney breast incorporating a fire surround and hearth, coving to the ceiling, a picture rail, a television point, and a radiator.

Reception Room Two

17' 0" x 11' 10" (5.17m x 3.61m)

(minimising to 2.45m) Plenty of natural light flows through the double-glazed sliding patio doors to the rear elevation, chimney breast, coving to the ceiling, picture rail, book shelving, and radiator.

Dining Kitchen

25' 2" x 11' 9" (7.67m x 3.57m)

(minimising to 2.85m) Glazed window to side elevation, additional double-glazed windows to side and rear elevation, ceramic tiled flooring, range of well-maintained gloss base and wall units with granite-effect rolled edge laminated work surfaces incorporating a stainless steel sink, drainer and mixer tap. Integrated appliances include an inset four-ring ceramic hob and oven with extraction hood over and stainless steel splashback. Space for fridge/freezer, spotlights, radiator, door providing access to the rear garden.



Downstairs WC

Obscured glazed window to front elevation, low-level WC, wash hand basin, tiled splashbacks, built-in cupboard.

First Floor Landing

Leaded and stained obscured glazed window to front elevation, coving to ceiling, picture rail, loft inspection hatch.

Bedroom One

14' 11" x 11' 10" (4.54m x 3.60m)

(measurements into the bay). Feature: Bedroom with a feature fire surround. Glazed bay window to front elevation, chimney breast incorporating a feature fireplace with surround, picture rail, radiator.

Bedroom Two

16' 7" x 11' 11" (5.06m x 3.62m)

Double-glazed window to rear elevation, chimney breast incorporating a feature fireplace with surround, picture rail, radiator.

Bedroom Three

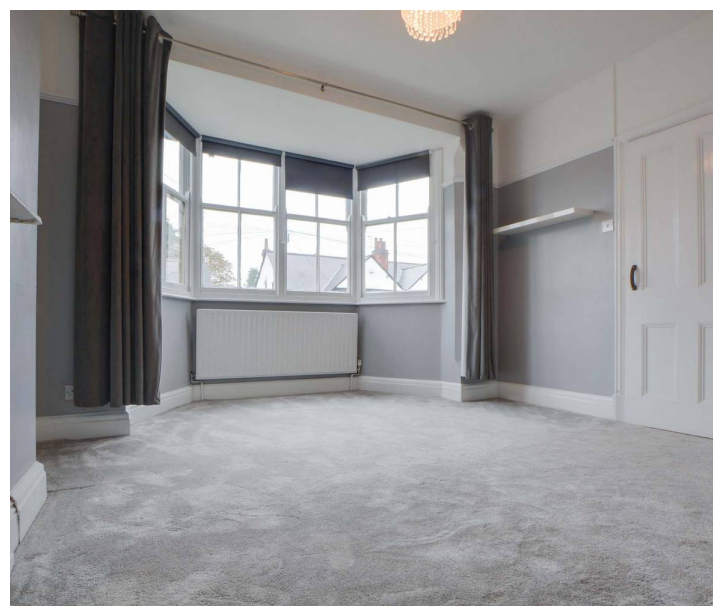
10' 4" x 2' 9" (3.14m x 0.83m)

Double-glazed window to rear elevation, picture rail, radiator.

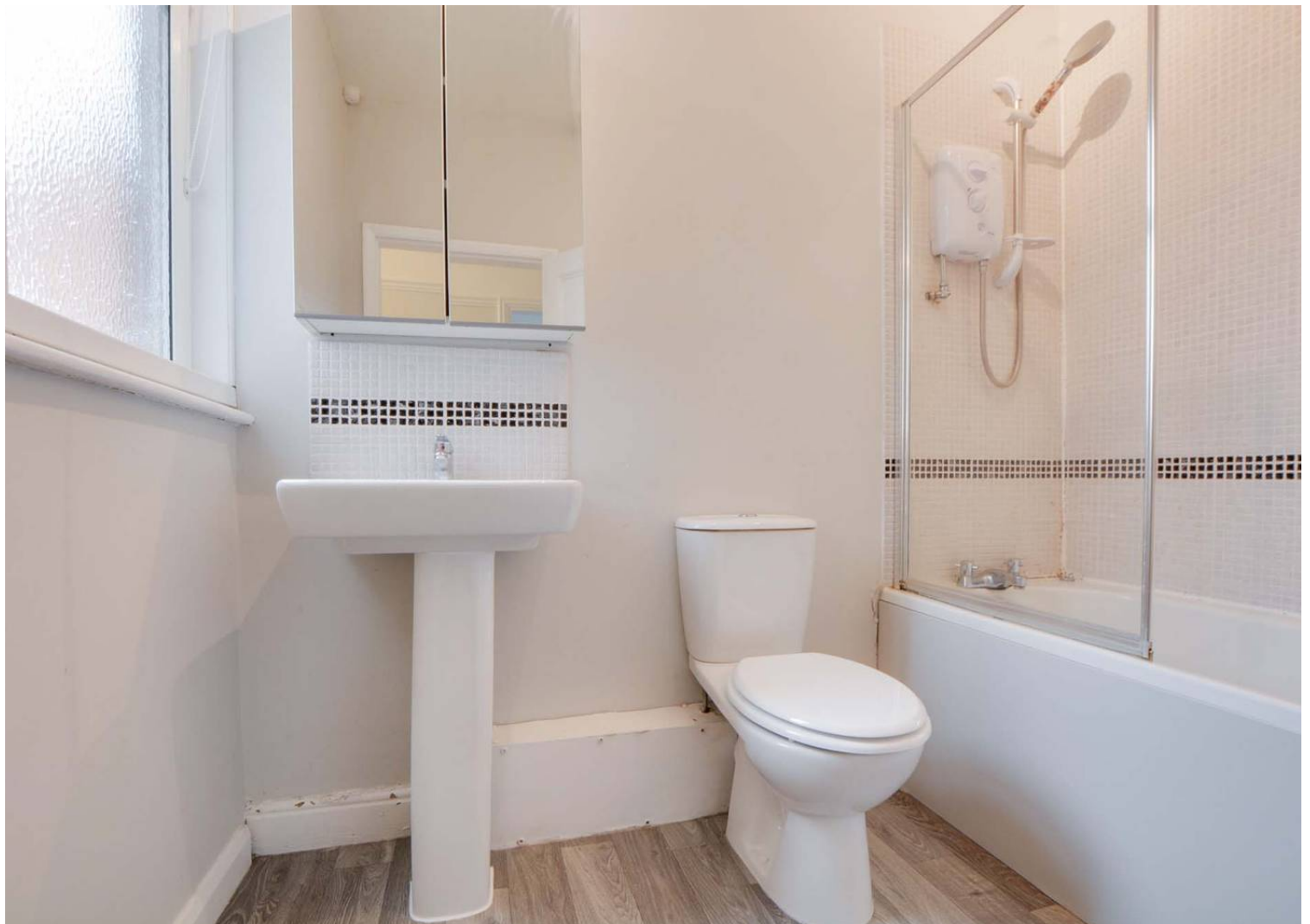
Bathroom

7' 10" x 6' 2" (2.38m x 1.88m)

Obscured double-glazed window to front elevation, bath with shower head over and shower screen, low-level WC, wash hand basin, tiled splashbacks, feature wall-mounted chrome radiator.









Front Garden

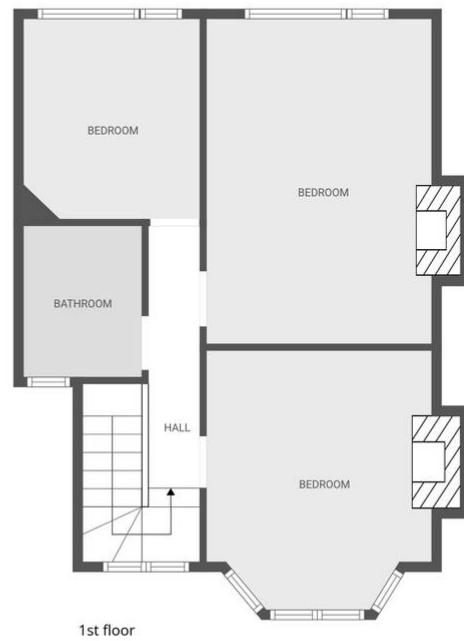
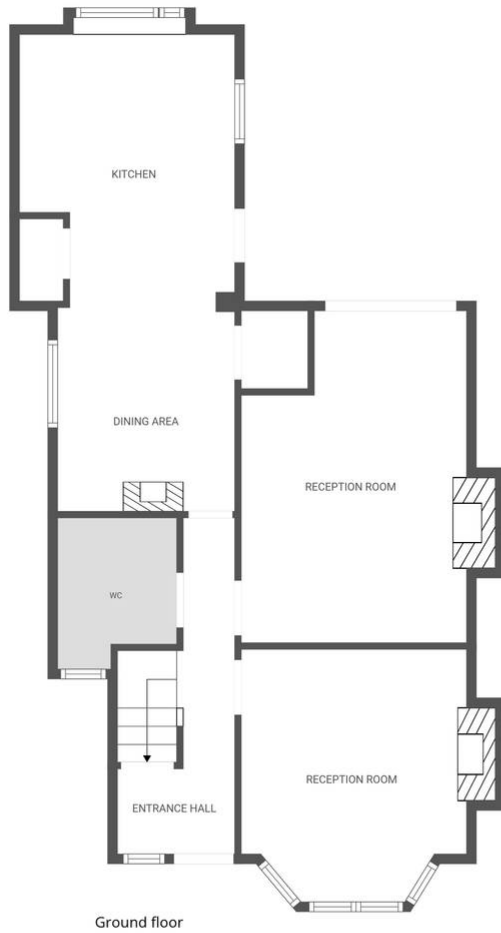
Mainly graveled frontage providing off-road parking for a compact vehicle.

Rear Garden

Good, spacious, mature rear garden consisting of a slab patio seating area leading to a decked patio seating area, lawns, mature and established flower beds, and well-maintained fenced perimeter borders.

Parking

Driveway for 1 compact vehicle.



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 together with nursery day-care, Leicester City Centre and the University of Leicester, Leicester Royal Infirmary and Leicester General Hospital. Within a short distance you'll find Victoria Park together with shopping parades in both Stoneygate and neighbouring Clarendon Park with their specialist shops, bars, boutiques and restaurants.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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