

South Knighton Road, South Knighton

£325,000 Freehold

A well-proportioned townhouse in South Knighton, offering three double bedrooms, two en-suites, a first-floor living room with Juliet balcony, and a versatile ground floor layout. No upward chain.



0116 274 5544





Entrance Hall

Includes stairs to the first floor and lino flooring.

Downstairs WC

5' 3" x 2' 7" (1.60m x 0.80m)

Features a low-level WC, wash hand basin, and radiator.

Home Office (Converted Garage)

12' 6" x 8' 7" (3.81m x 2.62m)

Accessible via an internal door from the hallway; includes a wall heater.

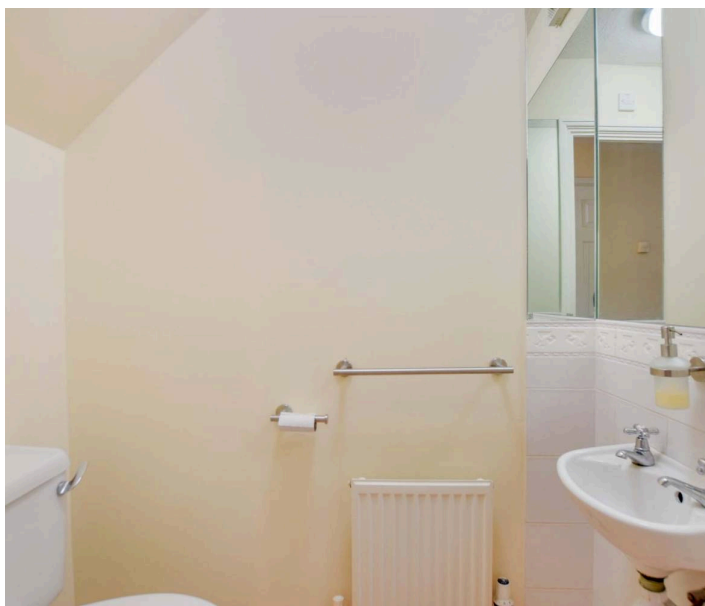
Kitchen Dining Room

15' 7" x 13' 11" (4.74m x 4.23m)

Features double-glazed French doors and a double-glazed window to the rear elevation. Includes a stainless steel sink and drainer unit, a range of wall and base units with work surfaces, a built-in oven, an electric hob with a chimney hood over, and plumbing for a washing machine.

First Floor Landing

Includes stairs to the second floor and a radiator.





Living Room

15' 5" x 11' 8" (4.71m x 3.56m)

Features double-glazed French doors to the rear with a Juliet balcony, a modern flame-effect gas fire with a fire surround, and a radiator.

Bedroom Two

10' 10" x 8' 9" (3.30m x 2.67m)

Includes a double-glazed window to the front elevation, a built-in wardrobe, and a radiator.

Ensuite Shower Room

7' 10" x 5' 11" (2.40m x 1.80m)

Features a tiled shower cubicle, low-level WC, pedestal wash hand basin, and a radiator.

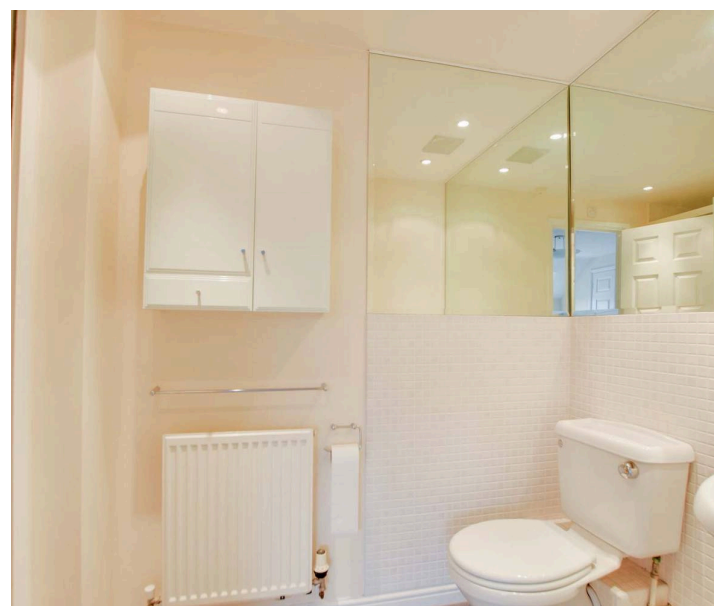
Second Floor Landing

Includes an airing cupboard and a storage cupboard.

Bedroom One

12' 0" x 10' 6" (3.66m x 3.20m)

Features a double-glazed window to the front elevation, a built-in wardrobe, a built-in cupboard, and a radiator.









Ensuite Shower Room

8' 9" x 4' 7" (2.67m x 1.40m)

Features a tiled shower cubicle, pedestal wash hand basin, low-level WC, inset ceiling spotlights, extractor fan, and radiator.

Bedroom Three

13' 5" x 8' 10" (4.10m x 2.68m)

Includes a double-glazed window to the rear elevation and a radiator.

Family Bathroom

7' 7" x 6' 5" (2.30m x 1.96m)

Features a double-glazed window to the rear elevation, a bath, a pedestal wash hand basin, a low-level WC, an extractor fan, and a radiator.

Front Garden

Small front garden featuring inset shrubs.

Rear Garden

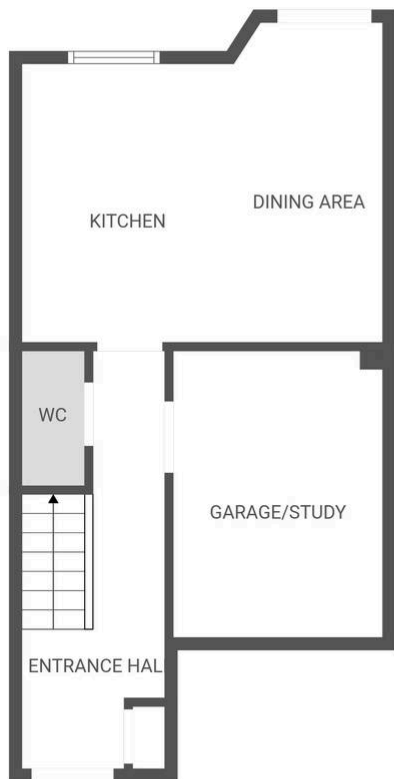
Paved patio leading to a mainly lawned garden with a walled and fenced perimeter and a gate for rear access.

Garage

Features an up-and-over door to the front elevation. Currently partitioned and utilised as a home office and storage area to the front.

Driveway

Off-road parking for approx one vehicle.



Ground floor



1st floor



2nd floor

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: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.