



Wyndale Road, Knighton

£500,000 Freehold

A beautifully presented five-bedroom semi-detached home in Knighton, featuring a stunning open-plan living kitchen, two reception rooms and an established rear garden, ideal for modern family living.



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Entrance Porch

Features an internal door and an original part-lead window.

Hallway

Includes stairs to the first floor, meter cupboard, Yale burglar alarm keypad, fuse box, under-stairs storage, wood-effect flooring, access to the WC and a radiator.

Reception Room One

12' 11" x 11' 3" (3.94m x 3.42m)

Double-glazed bay window to the front with shutters, gas fire with marble insert/hearth and fire surround, and a radiator.

Reception Room Two

13' 5" x 11' 2" (4.10m x 3.41m)

Double-glazed door leading to the open-plan area, gas fire with surround, TV point, and two radiators.

Open Plan Living/Kitchen/Dining

26' 5" x 13' 7" (8.05m x 4.13m)

(narrowing to 4.03m) Two sets of double-glazed French doors with built-in blinds, double-glazed window, and three skylight windows



Kitchen Area

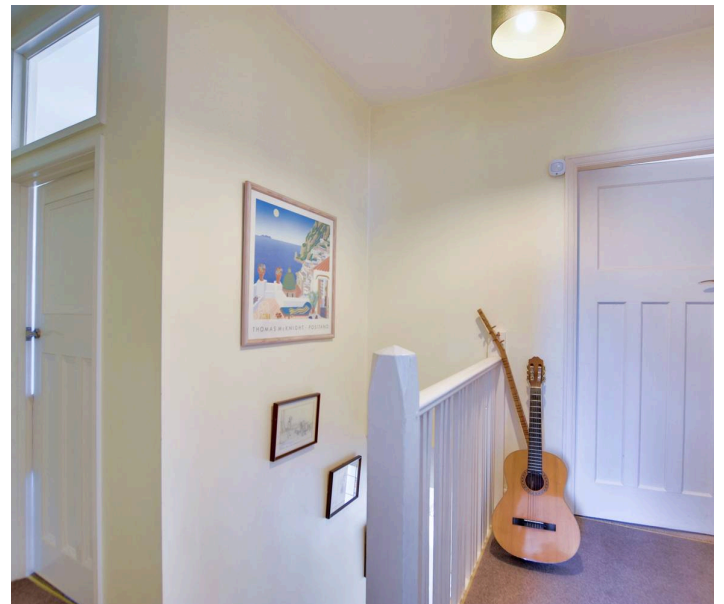
One and a half bowl ceramic sink and drainer, wall and base units with work surfaces, tiled flooring, built-in oven, electric hob with stainless steel chimney hood, fridge/freezer, dishwasher, kitchen, breakfast bar, and wine rack.

Living/Dining Area

Wooden flooring and three radiators.

Lobby

Internal door to the garage and access to the second ground-floor WC.



Ground Floor WC Two

4' 7" x 3' 4" (1.40m x 1.01m)

Low-level WC, wash hand basin, extractor fan, and radiator.

Utility Room

8' 3" x 6' 2" (2.51m x 1.88m)

Tiled flooring, housing for the boiler, plumbing for a washing machine, sink/drain unit, wall and base units, and a radiator.

First Floor Landing

Loft access via pull-down ladder to a boarded loft with lighting; airing cupboard with shelving and radiator.









Bedroom One

22' 0" x 9' 7" (6.70m x 2.93m)

(narrowing to 5.33m) Windows to the rear and side elevations, roof access, and radiator.

Ensuite Shower Room

8' 8" x 4' 1" (2.65m x 1.24m)

A tiled shower cubicle with an electric shower, wash hand basin, low-level WC, extractor fan, tiled walls, lino flooring, and a heated chrome towel rail.

Bedroom Two

13' 5" x 9' 10" (4.09m x 2.99m)

Front-facing bay window, two fitted wardrobes, and radiator.

Bedroom Three

13' 7" x 10' 2" (4.13m x 3.11m)

Rear-facing window, two fitted wardrobes, and radiator.

Bedroom Four

7' 11" x 7' 1" (2.41m x 2.16m)

Front-facing window and radiator.

Bedroom Five

8' 0" x 6' 10" (2.44m x 2.08m)

Front-facing window and radiator.

Family Bathroom

8' 3" x 6' 2" (2.51m x 1.88m)

Window to rear, bath, separate tiled shower cubicle, pedestal wash hand basin, low-level WC, shaver point, extractor fan, laminate flooring, and heated chrome towel rail.

Front Garden

Paved and gravelled frontage.

Rear Garden

Established garden with a paved patio, outside lighting, and power supply; steps lead to a lawn with well-stocked flower beds, mature shrubs, trees, raised beds, a shed, and perimeter fencing.



Ground floor



1st floor

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





Garage

(6.42m x 2.41m) Wooden opening doors, power, lighting, an internal tap, and limited access.

Driveway

Front-facing; accommodates one to two cars.

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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