



Cairnsford Road, West Knighton, LE2



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Guide price £310,000

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### Key Features

- Impressive 3 Bedroom Semi Detached Home
- Through Lounge / Dining Room
- Fitted Kitchen
- Rear Store & W.C
- Driveway with Off Road Parking for 2 Cars
- Private Rear Garden
- EPC rating D
- Freehold





Newton Fallowell are delighted to offer for sale this impressive three-bedroom, bay-fronted semi-detached home, ideally located in the highly sought-after West Knighton area. The property features a spacious through lounge/dining room, fitted kitchen, ground-floor store and WC, and a shower room to the first floor. Outside, there is a private and generous rear garden, along with a driveway providing off-road parking. Conveniently situated close to local schools and amenities. Viewing is highly recommended to fully appreciate all this home has to offer.

### Entrance

The home is approached via the front porch with spot lighting. An original style wooden door leads through into the entrance hallway.

The hallway benefits from a wooden laminate floor and staircase rising to the 1st floor, with built in under stairs pantry.

### Living Dining Room 8.2m x 3.3m (26'11" x 10'10")

This spacious light and airy through lounge dining room has a Round bay window to the front elevation and French door leading into the rear garden.

### Fitted Kitchen 2.9m x 2.2m (9'6" x 7'2")

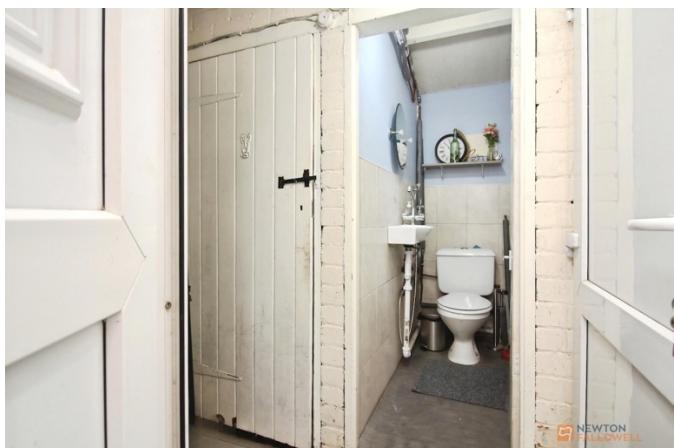
With a range of base and wall units with work surfaces over, inset electric oven, 4 ring gas hob with extractor above, 1 & 1/2 sink and drainer with mixer tap, plumbing for washing machine, tiled splash backs and inset spotlights to the ceiling, window to the rear and door to the rear leading to the lobby with store and w.c.

### Rear Store / W.C

Off the kitchen is the rear lobby which provides access into a store and a w.c. with wash hand basin, there are also doors leading to the side and the garden.

### 1st Floor Landing

With staircase rising to the 1st floor with a window to the side and access into all rooms



### Bedroom 1 4.3m x 3.2m (14'1" x 10'6")

Double bedroom with a round bay window to the front, wooden laminate floor, a range of modern fitted wardrobes and dressing table.

### Bedroom 2 3.9m x 2.6m (12'10" x 8'6")

Double bedroom with wooden laminate floor with a window to the rear elevation and a range of fitted wardrobes.

### Bedroom 3 2.7m x 2m (8'11" x 6'7")

Single bedroom with wooden laminate floor.

### Bathroom 2.3m x 2m (7'6" x 6'7")

Refitted shower room with step in shower, vanity drawer unit with wash hand basin with mixer tap, w.c. airing cupboard with combi boiler in (approx 9 years old), tiled walls, laminate tiled floor, chrome radiator and window to the rear elevation.

### Rear Garden

The private good size rear garden has a decked patio area and a slabbed patio leading onto a laid lawn, shed with lighting, fencing to the boundaries and gated access to the side. There is also a feature brick built BBQ.

### Frontage

Block paved driveway with off road parking for 2 cars.

### Notes:

We understand the property to be freehold with vacant possession upon completion. Leicester District - Tax Band C. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

### Viewing Arrangements

Viewings are strictly by appointment only.

### Making an Offer.

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be



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asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

#### Agents Notes

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

#### Referrals

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

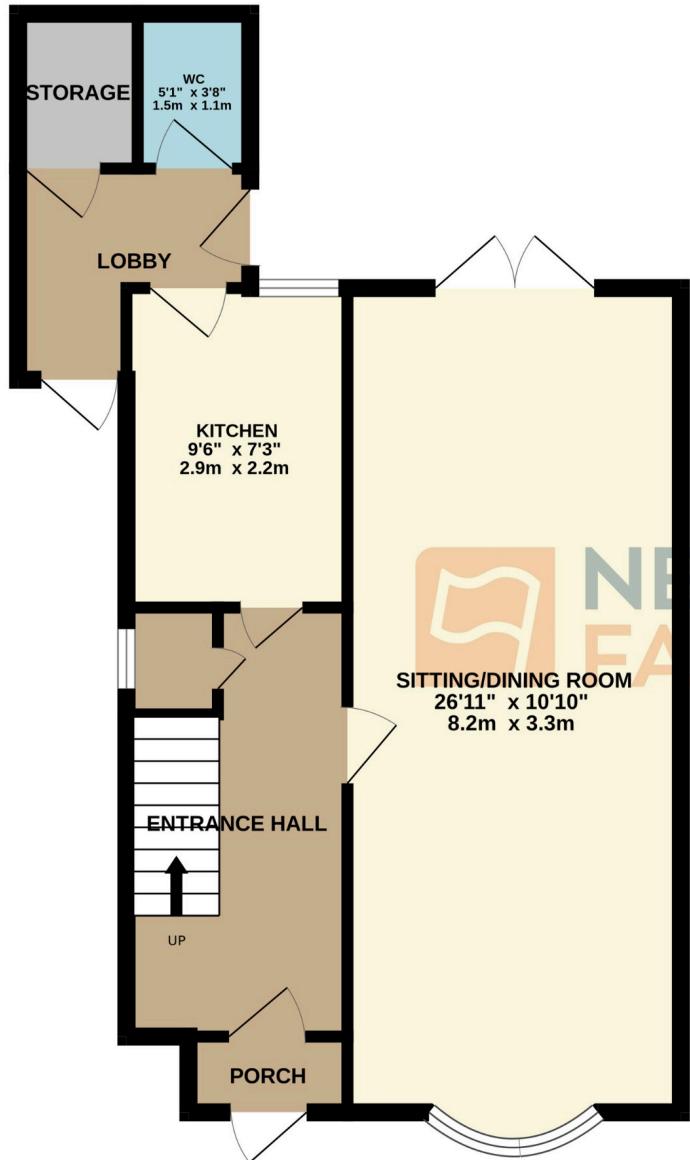
#### Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.

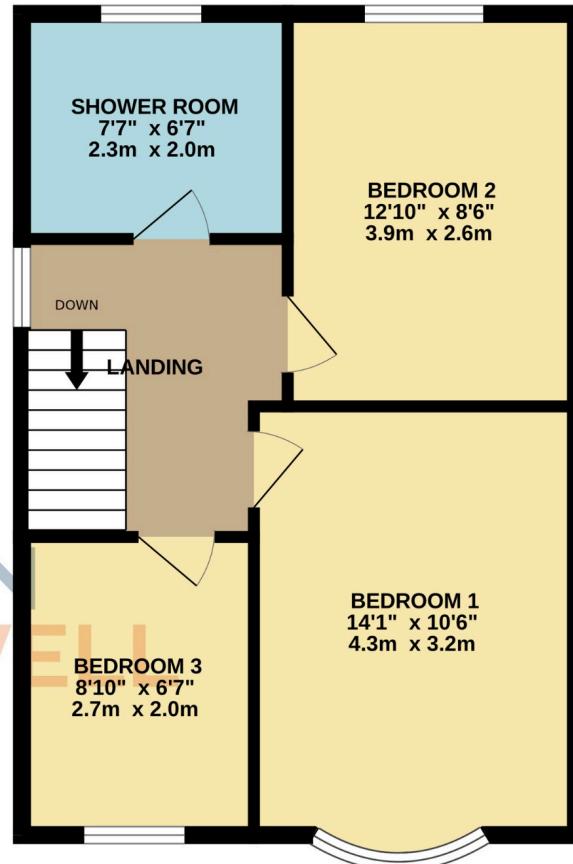




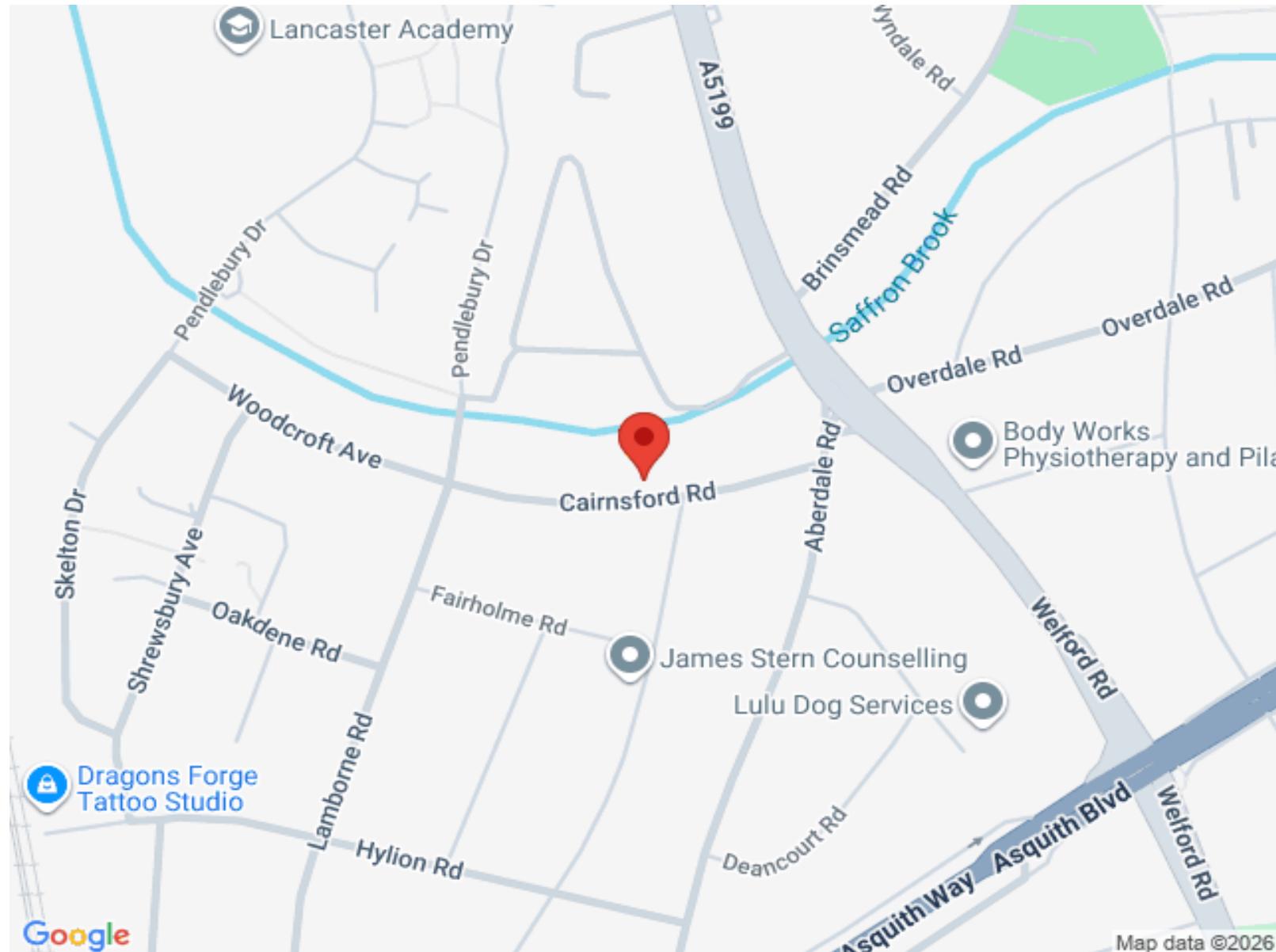
GROUND FLOOR  
570 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



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