



**Smiths**  
your property experts

# Kingsthorpe Close

Leicester

- No upward chain
- Spacious and clean terraced family home
- Occupying a convenient position on the North side of Leicester
- Recently fitted modern kitchen/diner
- Generous sitting room with direct garden access
- Three good-sized bedrooms and a family bathroom
- Low-maintenance gardens and a useful brick-built outhouse
- Useful single garage with an up-and-over door



## General Description

Offered to the market with no upward chain, this clean and spacious three-bedroom terraced family home benefits from a garage to the rear and is ideally positioned on the north side of Leicester. The property enjoys excellent access to the city centre, the ring road, and Charnwood Forest, located around four miles north. Tucked away in a cul-de-sac, it is just a one-minute walk from a nearby play park.





## The Property

Internally, the property has been completely redecorated for sale and boasts a modern kitchen fitted approximately 18 months ago. There is UPVC double glazing and gas central heating throughout, with the living accommodation spanning over two floors and extending to a generous 938 square feet.

Expect to find bright accommodation comprising, in brief, an entrance hall, WC, useful store that could be used as a home study, a generous sitting room and a modern and bright kitchen/diner. Both the kitchen and sitting room open onto the gardens at the rear. Upstairs, the landing leads to a further WC, family bathroom, and three good-sized bedrooms that are all capable of taking a double bed.

## The Outside

Outside the property sits back from the quiet road behind low-maintenance front gardens with a path to the front door. To the rear are private gardens with a patio terrace, lawn, and a useful brick-built outhouse store. There is also a useful garage in the block to the rear with an up-and-over door.



## Property Information

EPC Rating: C.

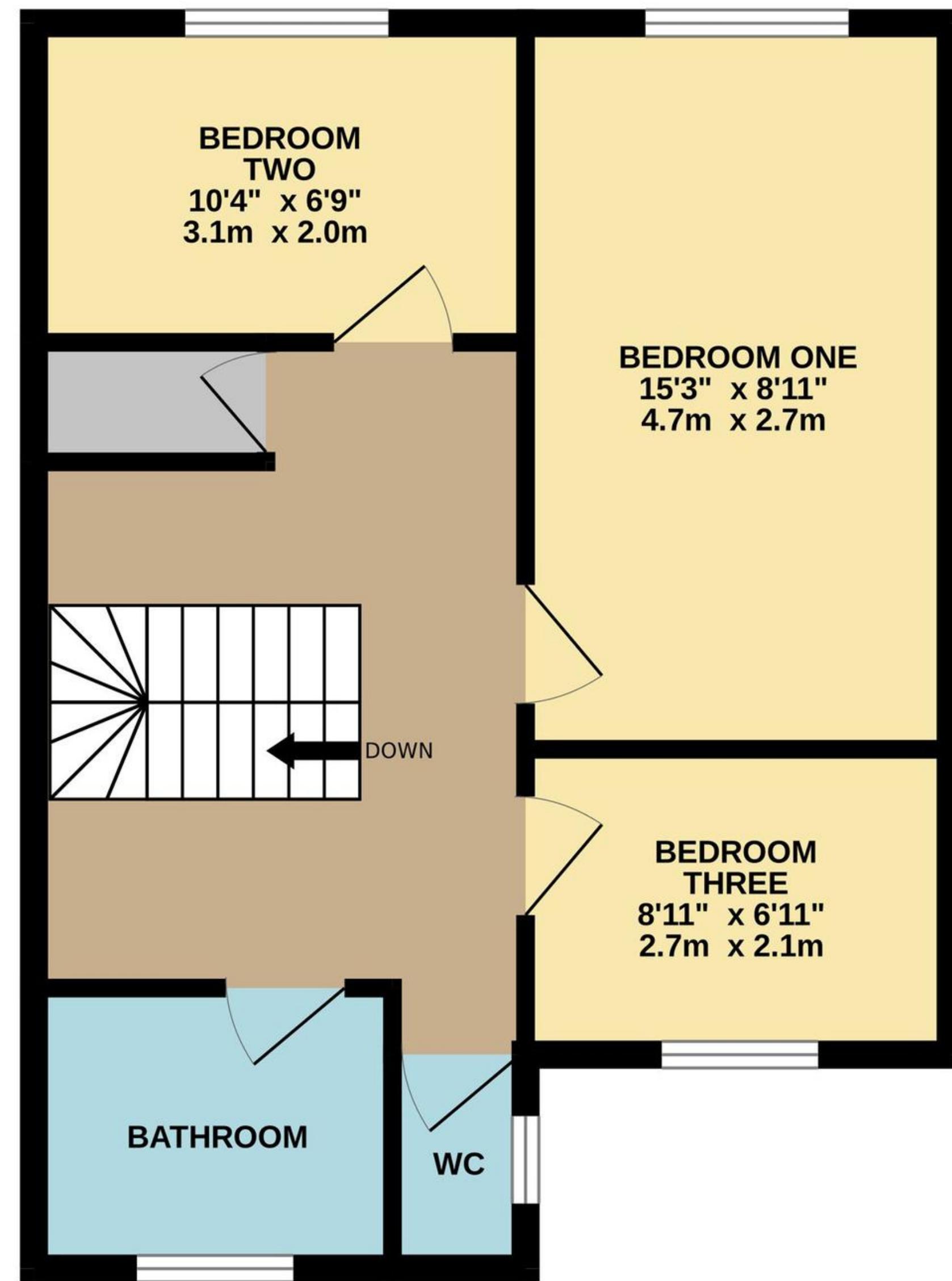
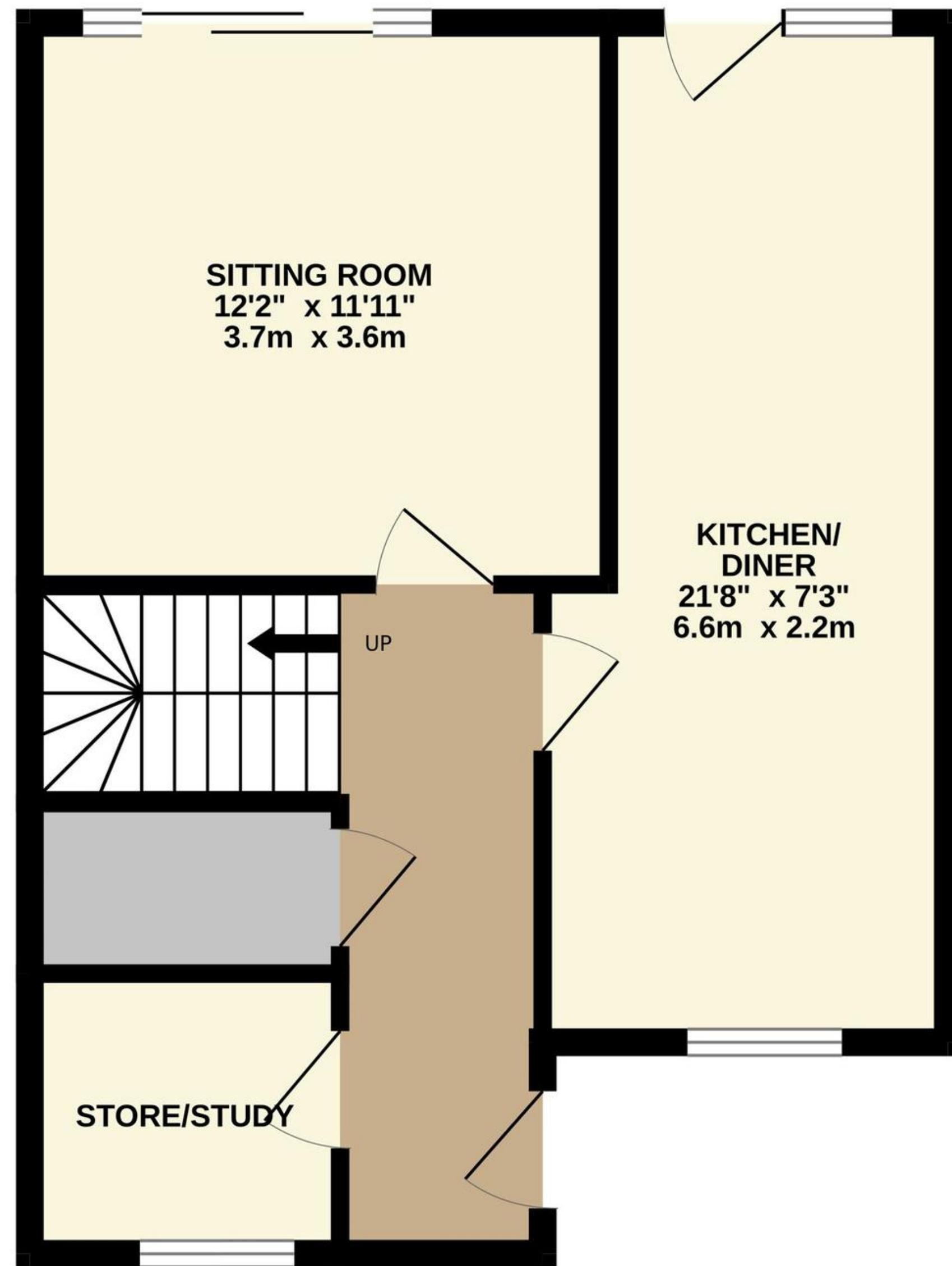
Council Tax Band: A.

Local Authority: Leicester City Council.

## Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 938 sq.ft. (87.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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