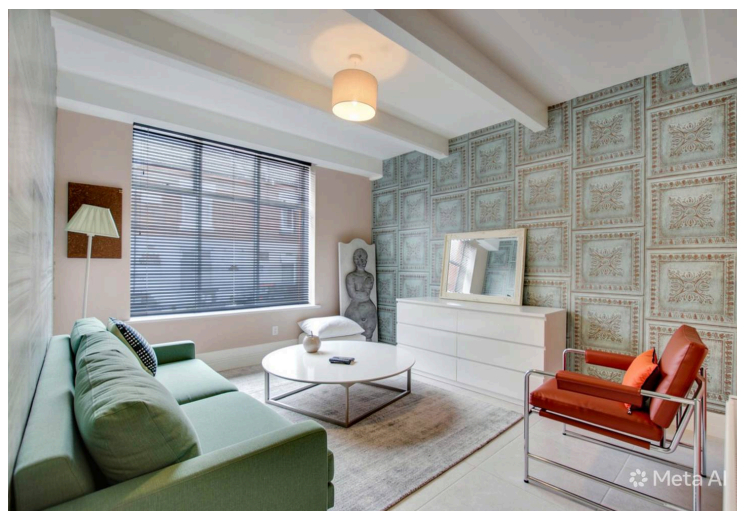
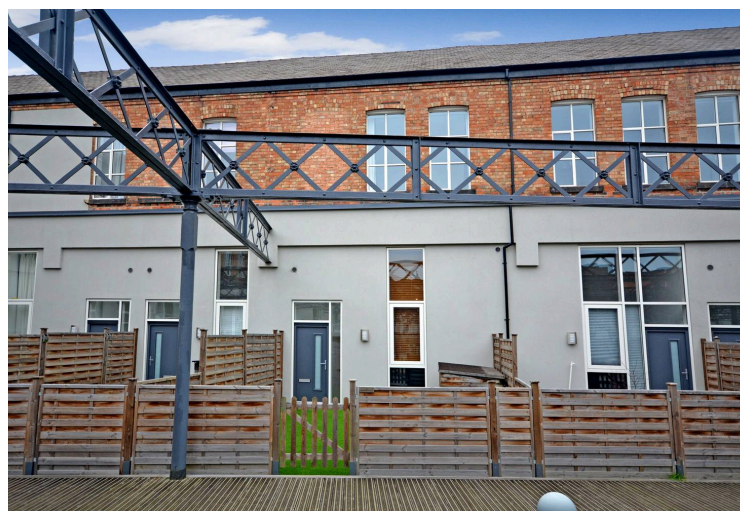
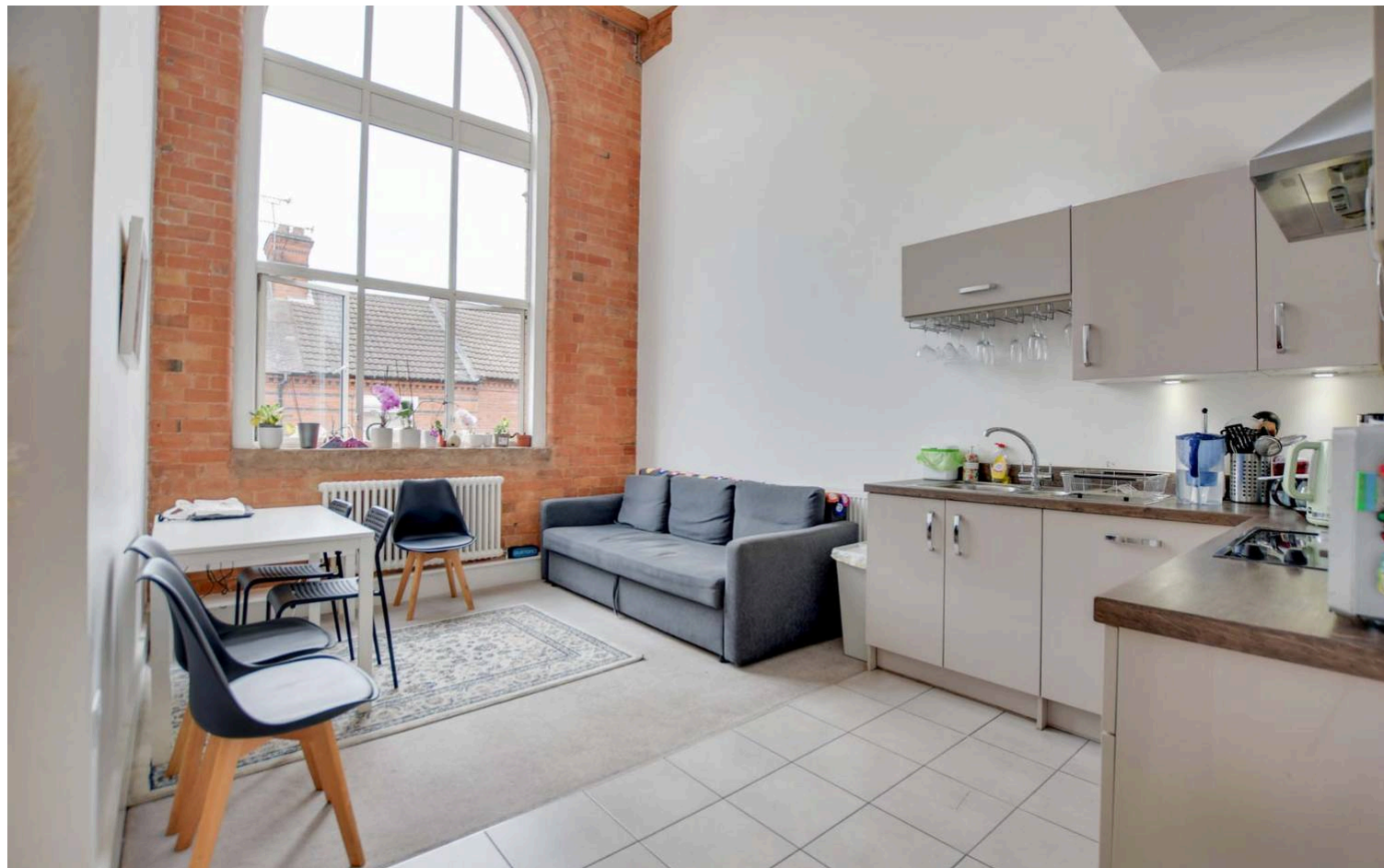




Wheatsheaf Court, Knighton Fields

£260,000 Leasehold

Spacious four-bedroom townhouse offering flexible accommodation across three floors, stylish open-plan living, allocated parking and a low-maintenance garden, ideally placed for Leicester city.

Council Tax band: B

Tenure: Leasehold

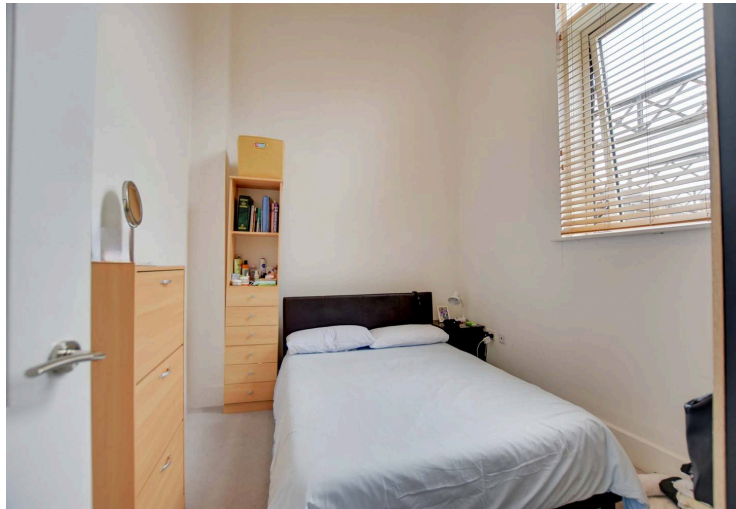
EPC Energy Efficiency Rating: D



Knightsbridge
Estate Agents

0116 274 5544





Entrance Lobby

Features an internal door leading to the entrance hall, stairs to the first floor, and a radiator.

Bedroom Two

11' 2" x 10' 6" (3.40m x 3.20m)

(plus built-in mirrored wardrobe space) Includes built-in mirrored sliding wardrobes and a radiator.

Sitting Room/Bedroom

12' 6" x 12' 1" (3.80m x 3.69m)

(currently being used as a bedroom). Includes a double-glazed window to the front elevation and a radiator.

Shower Room

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

Includes a tiled shower cubicle, wash hand basin, low-level WC, shaver point, extractor fan, airing cupboard, tiled flooring, and a heated chrome towel rail.



First Floor Landing

Features an external door to the rear garden, stairs to the second floor, and a radiator.

Living Kitchen Dining Room

16' 1" x 13' 5" (4.90m x 4.10m)

Features a tall double-glazed window to the front elevation, an exposed brick wall, and a tall window. Equipped with a 1.5 bowl stainless steel sink and drainer unit, and a range of wall and base units with work surfaces over. Includes a built-in oven and electric hob with a stainless steel chimney hood over, alongside space for a fridge-freezer. Finished with a partly beamed ceiling, inset ceiling spotlights, and partly tiled, partly carpeted flooring.

Bedroom One

10' 10" x 8' 6" (3.30m x 2.60m)

Features a double-glazed window to the rear elevation, a partly beamed ceiling, and a radiator.

Second Floor Landing

Includes a radiator.

Bedroom Three

16' 0" x 8' 2" (4.88m x 2.50m)

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

Bedroom Four

15' 1" x 10' 10" (4.60m x 3.30m)

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

Bathroom

7' 2" x 6' 7" (2.19m x 2.00m)

Features a bath with a mixer tap and shower attachment, wash hand basin, low-level WC, extractor fan, inset ceiling spotlights, tiled flooring, and a heated chrome towel rail.

Rear Garden

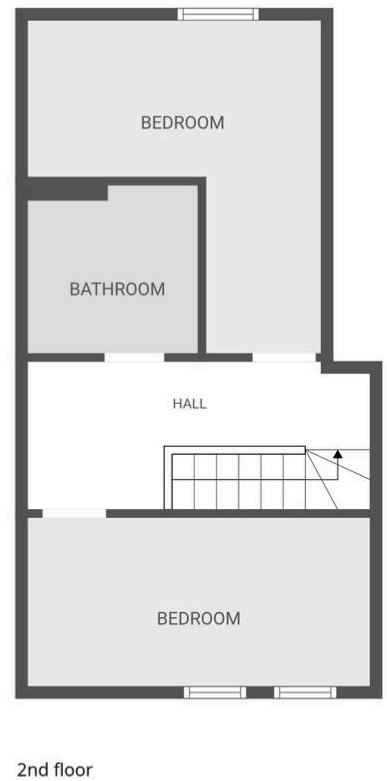
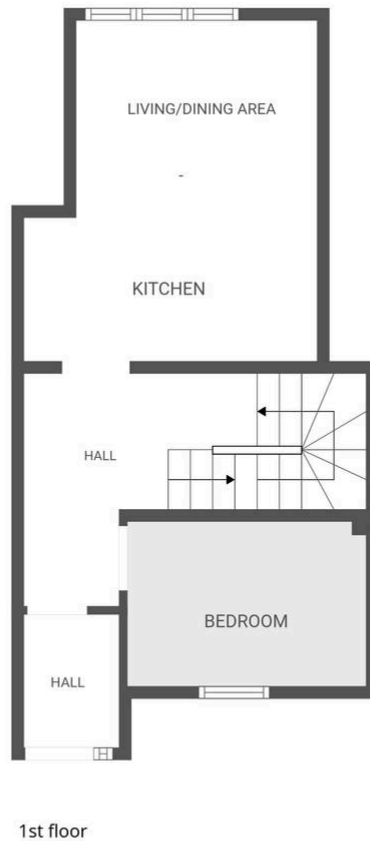
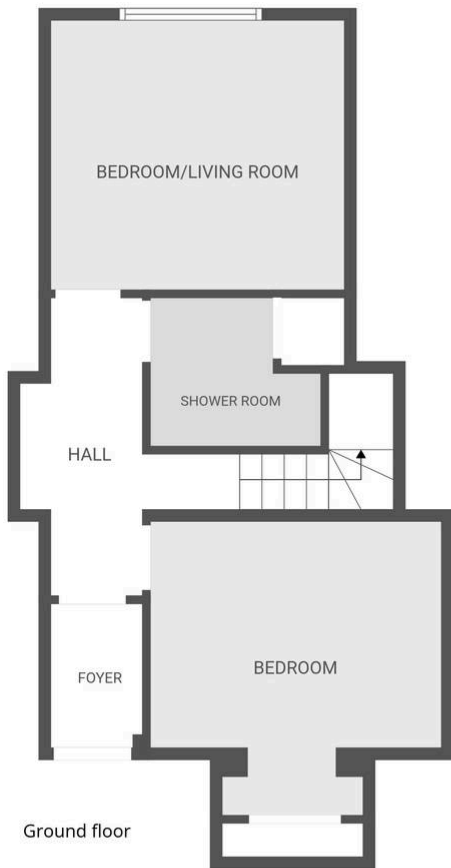
Astro-turfed with a fenced perimeter and a gate providing access to a communal decked area.

Allocated Parking

2 Spaces

Lease Information:

Service Charge: £223.02 Per Month, Ground Rent: £537.20 Per Year, Lease Length: 125 years from 2015



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

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