



Bonnington Road, Knighton, Leicester

£300,000 Freehold

Charming 3-bedroom semi-detached home in Knighton with ground floor wet room, garage & driveway. Features a stunning established garden with expansion potential (STPP). Viewing highly recommended.





Entrance Hall

With stairs to the first floor, understairs storage cupboard, and a radiator.

Ground Floor Wet Room

7' 10" x 4' 7" (2.40m x 1.40m)

Double-glazed window to front elevation, fully tiled wet room with shower, low-level WC, pedestal wash hand basin, extractor fan, heated chrome towel rail.

Through Lounge / Dining Room

26' 7" x 10' 10" (8.10m x 3.30m)

Double-glazed bay window to front elevation, patio doors to rear garden, gas fire (which has been decommissioned and is no longer in use), TV point, and two radiators.

Kitchen

10' 2" x 9' 6" (3.10m x 2.90m)

Double-glazed window to rear elevation, stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, gas cooker point, radiator and a door to side.

Lean-To Utility Area

4' 7" x 3' 11" (1.40m x 1.20m)

Plumbing for a washing machine, space for fridge/freezer, skylight window to side elevation. Door to rear garden and door to storage shed.





First Floor Landing

Double-glazed window to side elevation, bookshelf, radiator, loft access with pull-down ladder leading to majority boarded loft with lighting, power, and worktop area.

Bedroom One

12' 6" x 10' 10" (3.80m x 3.30m)

Double-glazed window to rear elevation, fitted wardrobes, cupboard housing boiler and a radiator.

Bedroom Two

11' 2" x 9' 10" (3.40m x 3.00m)

Double-glazed window to front elevation, wardrobes and a radiator.

Bedroom Three

7' 10" x 7' 3" (2.40m x 2.20m)

Double-glazed window to front elevation and a radiator.

Bathroom

5' 11" x 5' 3" (1.80m x 1.60m)

Double-glazed window to rear elevation, bath with shower over, pedestal wash hand basin and a heated chrome towel rail.

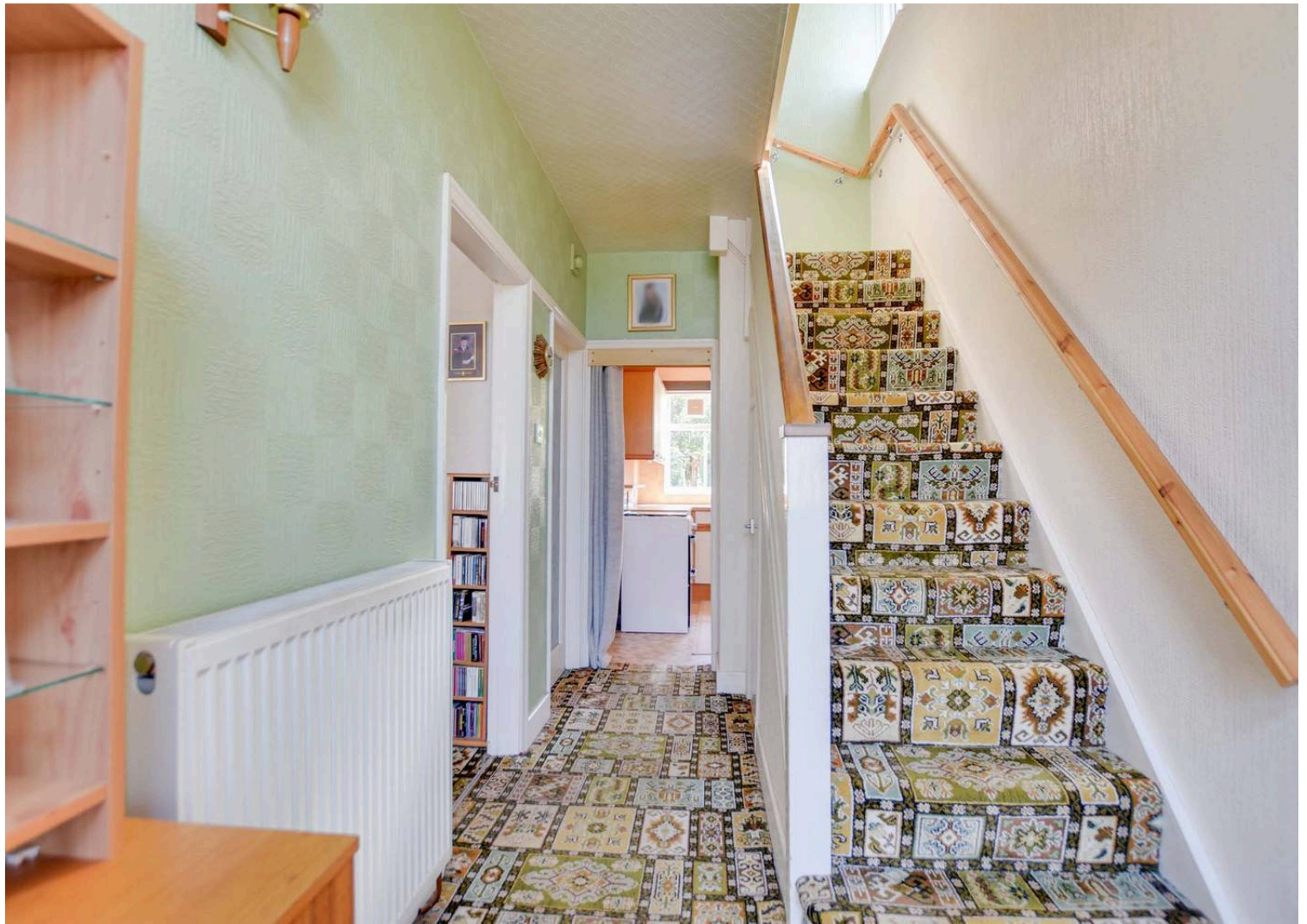
Separate WC

3' 7" x 2' 4" (1.10m x 0.70m)

Double-glazed window to side elevation and a low-level WC.









Front Garden

Walled front garden with paving and inset shrubs. There is a lowered kerb which offers an opportunity to create a driveway (subject to planning).

Garden

Beautiful, established, good-sized rear garden (a particular selling feature). Features a paved seating area, shed/workshop (2.9m x 1.7m) with power and lighting, 2 stores, lawn area with water feature and pond, steps up to a pergola, a further paved seating area with pergola over, a variety of well-stocked flower beds with established shrubs and mature trees. Fencing to perimeter, outside lighting, outside tap/water supply.

Garage

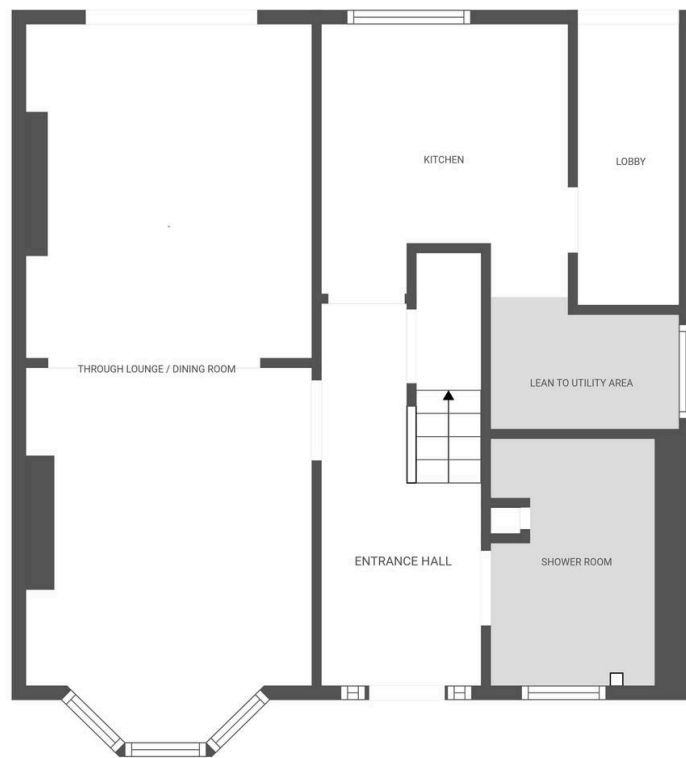
6.7m x 2.6m. With fold-open doors to the front elevation and a side door leading to the garden.

Driveway

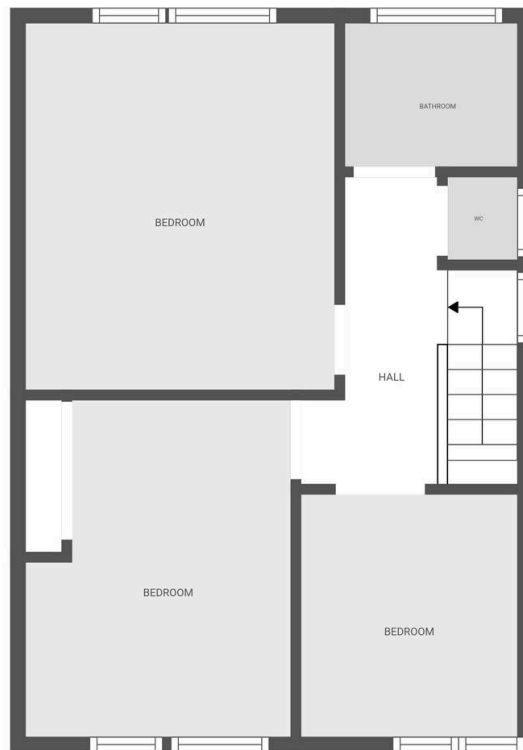
Driveway for 1 car. Includes a further paved driveway and turning circle accessed via a gated private communal drive at the top of Bonnington Road.

On Street

Permit Parking Zones The property is within a controlled parking zone. Buyers and tenants should make their own enquiries with the local council regarding permit availability and associated costs.



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



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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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