



Wheatsheaf Court, Knighton Fields

£200,000 Leasehold

Stylish two-bedroom home arranged over three floors within the iconic Wheatsheaf Works development, featuring an open-plan living space, two bathrooms, private rear garden and secure allocated underground parking close to

Leicester University.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C



0116 274 5544





Entrance Lobby

Accessed directly from the communal car park and having an electric consumer unit, radiator and door leading through to the inner hallway.

Inner Hallway

Having a built-in utility cupboard incorporating plumbing for a washing machine together with stairs rising to the first floor accommodation.

Bedroom Two 16' 8" x 9' 2" (5.09m x 2.79m)

width measurement reducing to 1.71m. Located on the ground floor and fitted with a built-in mirrored sliding door wardrobe, radiator and power points. The room does not have a window.

Ground Floor Shower Room 7' 8" x 3' 3" (2.33m x 0.99m)

Appointed with a shower cubicle incorporating a glazed shower screen and shower head over, low-level WC, wash hand basin, shaving point, built-in mirrored cupboard and chrome heated towel rail.



First Floor Landing

Landing with radiator and staircase rising to the second floor accommodation.

Open Plan Lounge 14' 0" x 11' 1" (4.26m x 3.37m)

An attractive reception room featuring a tall ceiling with exposed timber beam and tongue-and-groove ceiling cladding. Two double glazed windows to the rear elevation provide natural light. Further benefits include spotlights, television point and radiator. The lounge opens directly into the fitted kitchen.

Kitchen 14' 2" x 6' 3" (4.33m x 1.91m)

Fitted with ceramic tiled flooring and a range of white gloss base and wall units complemented by wood-effect laminated work surfaces incorporating a stainless steel sink with drainer and mixer tap. Wood-effect laminated splashbacks continue throughout together with a glazed splashback behind the hob. Integrated appliances comprise: Zanussi four-ring electric hob, integrated electric oven, extractor hood, integrated fridge, integrated freezer. Further features include under-cupboard lighting, built-in bookshelving and radiator.

Second Floor Landing

Landing with radiator providing access to the principal bedroom and family bathroom.

Bedroom One 11' 7" x 10' 1" (3.54m x 3.07m)

A double bedroom enjoying natural light via two double glazed rear windows. Fitted with a built-in sliding door wardrobe, television point, radiator and built-in airing cupboard housing the hot water cylinder.

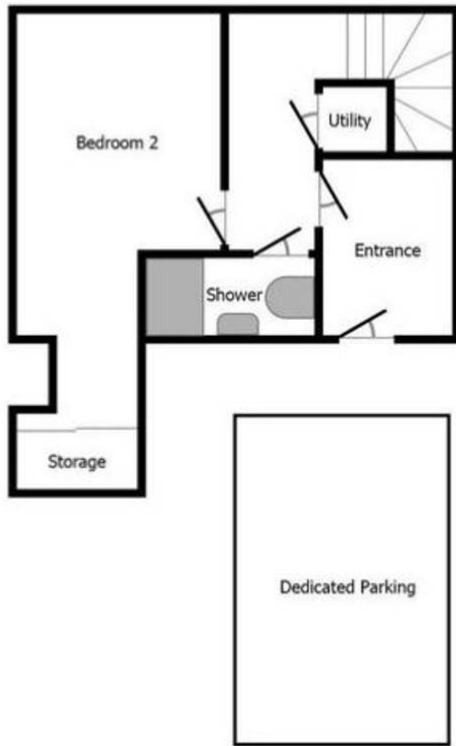
Bathroom 7' 2" x 6' 2" (2.19m x 1.89m)

Fitted with a panelled bath incorporating mixer shower tap over together with shower screen, low-level WC and wash hand basin. Complemented by tiled splashbacks, spotlights, obscure double glazed rear window and wall-mounted chrome heated towel rail.

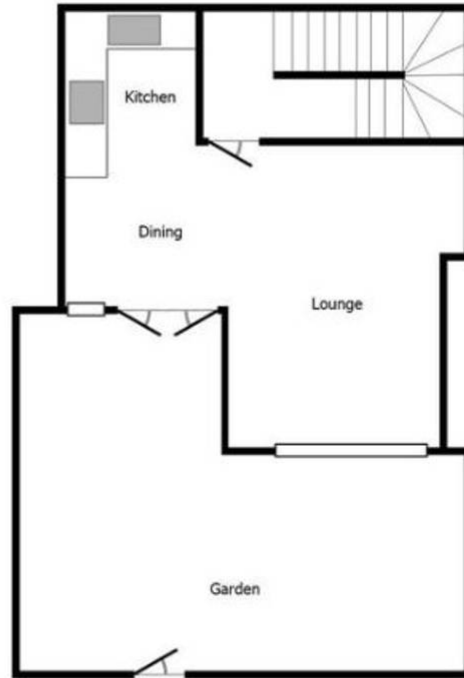
Garden

To the rear of the property is a private, low-maintenance garden comprising an artificial lawn. The garden is enclosed by well-maintained fenced boundaries and benefits from gated rear access, creating an attractive outdoor space requiring minimal upkeep. The property also benefits from access to the striking communal courtyard.

Ground level



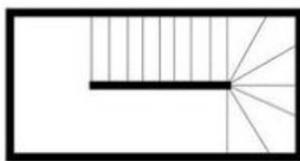
Courtyard level



Top level



Mid level



We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents & valuers (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.