



## Greenhill Road, Knighton

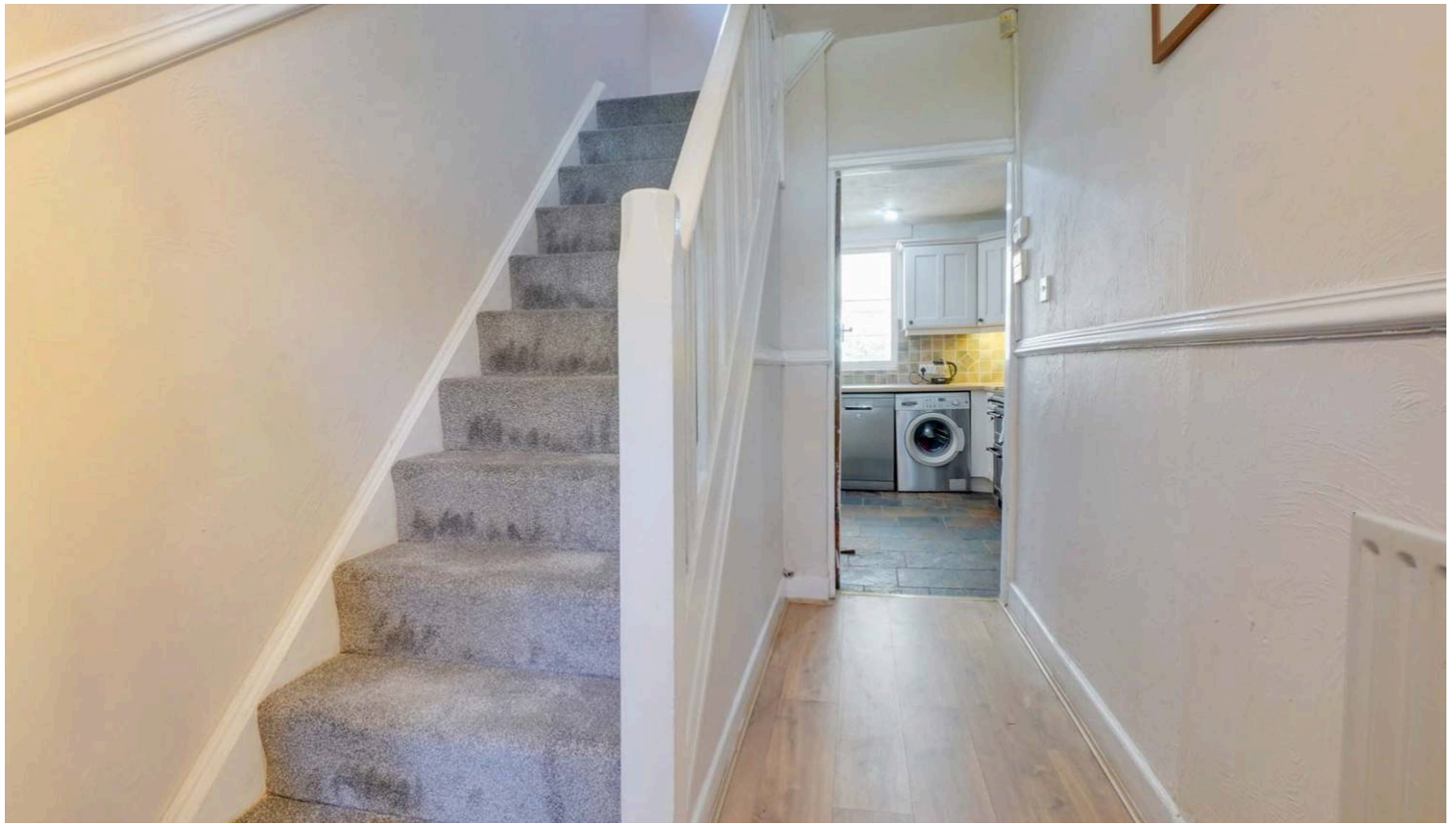
£325,000 Freehold

Extended and well-proportioned four-bedroom semi-detached home in Knighton, featuring a loft conversion, generous conservatory, south-facing garden and planning permission for further extension.



0116 274 5544





#### **Entrance Hall**

With stairs to the first floor and a radiator



#### **Through Lounge Dining Room**

28' 10" x 11' 3" (8.79m x 3.43m)

(narrowing to 2.52m) Features double glazed window to the front elevation, patio doors to the conservatory, a feature log burner with an exposed brick chimney breast, and two radiators

#### **Kitchen**

10' 2" x 9' 3" (3.11m x 2.83m)

Includes double-glazed windows to the rear and side elevations, stainless steel sink and drainer unit, a range of wall and base units, plumbing for a washing machine and dishwasher, a gas cooker point, and a tiled floor.



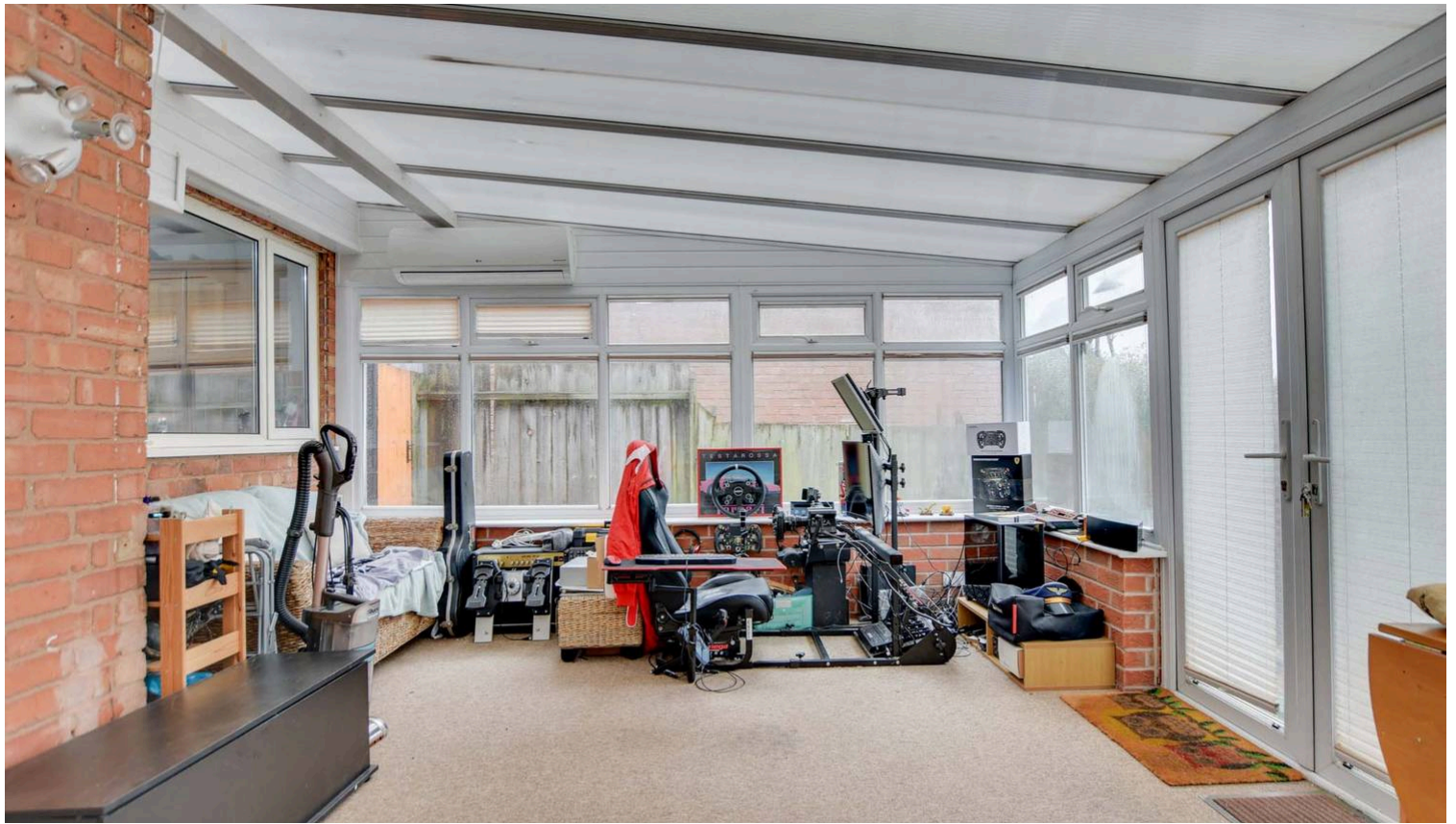
#### **Conservatory**

17' 4" x 14' 0" (5.29m x 4.27m)

Features double-glazed French doors to the rear garden, double-glazed windows to the rear and side elevations, and a hot and cold air conditioning unit.

#### **First Floor Landing**

With a double-glazed window to the side elevation and stairs to the loft room.



### Bedroom Two

12' 4" x 11' 4" (3.76m x 3.46m)

Includes a double-glazed window to the rear elevation, a cupboard housing the boiler, and a radiator

### Bedroom Three

11' 2" x 10' 2" (3.41m x 3.10m)

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

### Bedroom Four

8' 2" x 7' 5" (2.50m x 2.25m)

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



### Shower Room

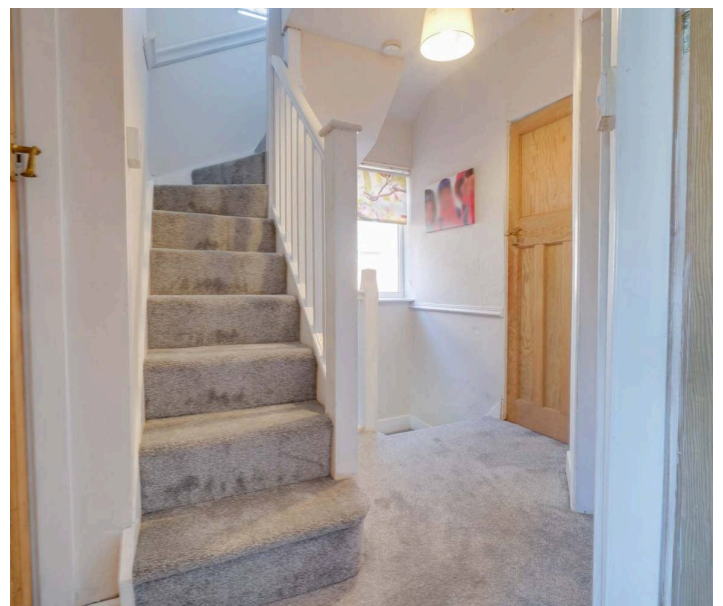
7' 9" x 6' 0" (2.36m x 1.82m)

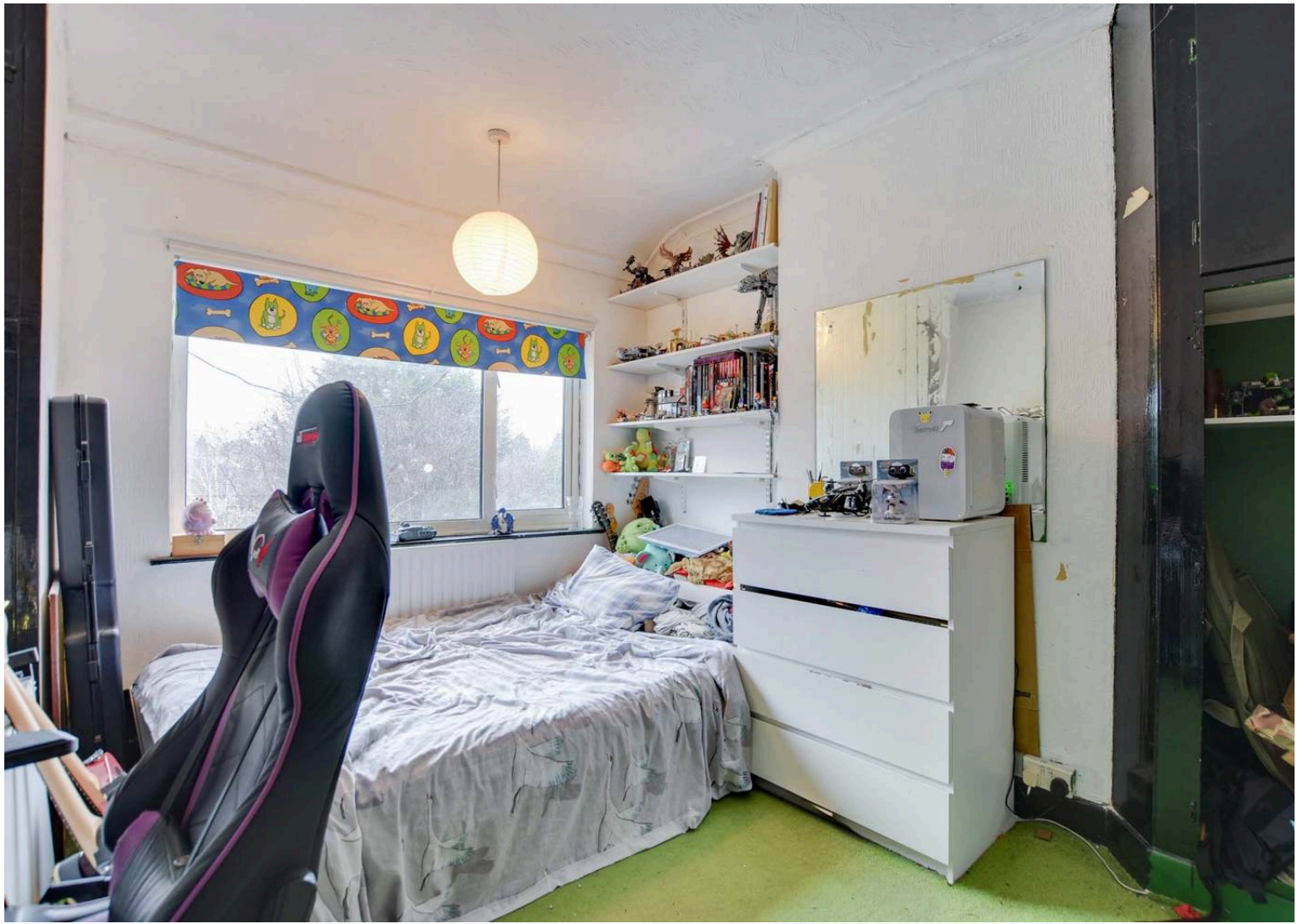
Features a double-glazed window to the rear elevation, inset ceiling spotlights, a walk-in tiled shower cubicle, a wash hand basin, low level WC, tiled flooring, and a heated towel rail.

### Bedroom One (Loft Conversion)

15' 3" x 12' 3" (4.65m x 3.74m)

Includes a double-glazed window to the rear elevation, a skylight window to the front elevation, an eaves storage cupboard, and a radiator.









### **Front Garden**

Forecourt style with a hedge for privacy.

### **Rear Garden**

Paved patio with a bar, steps leading to a mainly lawned garden with established shrubs and borders, storage shed, and outside power point.

### **Parking**

#### **On Street - Permit Parking Zones**

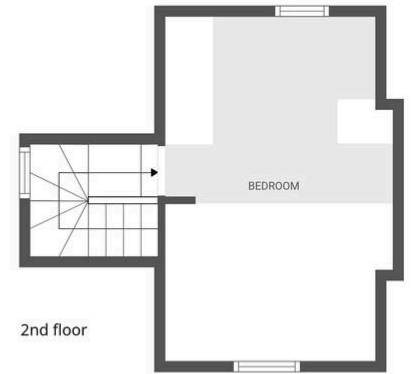
The property is within a controlled parking zone. Buyers and tenants should make their own enquiries with the local council regarding permit availability and associated costs.



Ground floor



1st floor



2nd floor

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





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

**We'll keep you moving...**



We must inform all prospective purchasers that the measurements are taken by an electronic take 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 (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. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.