

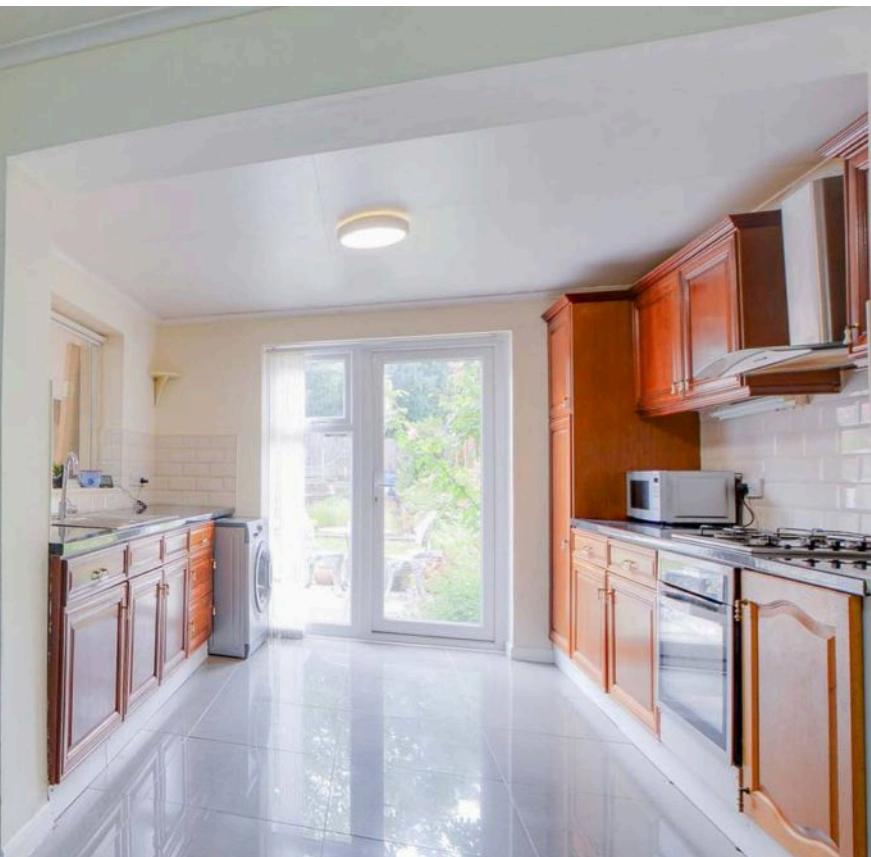


## Brixham Drive, West Knighton

£360,000

Located in West Knighton is this EXTENDED semi-detached family home providing versatile accommodation. The accommodation includes a ground floor shower room, FOUR BEDROOMS and a family bathroom.





#### **Entrance Porch**

With double glazed door and windows to the front elevation, double glazed windows to the side elevations, door to the entrance hall.

#### **Entrance Hall**

With oak floor, stairs to first floor, radiator.

#### **Living Room**

14' 0" x 11' 4" (4.27m x 3.45m)

With double glazed window to the front elevation, ceiling coving, chimney breast with fireplace, surround and hearth, TV point, radiator.

#### **Dining Kitchen**

19' 2" x 11' 4" (5.84m x 3.46m)

Measurement narrowing to 3.15 m. With double glazed window and door to the rear elevation, tiled floor, a range of wall and base units with work surface over, stainless steel sink and drainer unit, part tiled walls, inset four ring gas hob and oven, extractor hood, space for fridge freezer, radiator.

#### **Living Room Two/Optional Bedroom**

23' 8" x 7' 7" (7.22m x 2.31m)

With double glazed window to the front elevation, TV point, two radiators, door to a lobby.

#### **Lobby**

With oak floor, double glazed skylight, door to rear garden, radiator.





#### **Ground Floor Shower Room**

7' 1" x 4' 9" (2.15m x 1.45m)

With double glazed window to the rear elevation, tiled floor, tiled walls, shower cubicle, low-level WC, wash hand basin, ladder style towel rail/radiator.

#### **First Floor Landing**

With double glazed window to the front elevation.

#### **Bedroom One**

12' 9" x 9' 5" (3.88m x 2.88m)

With double glazed window to the rear elevation, wood effect floor, built-in wardrobes with box cupboards over, radiator.



#### **Bedroom Two**

9' 11" x 9' 8" (3.03m x 2.95m)

With double glazed window to the front elevation, built-in wardrobes, radiator.

#### **Bedroom Three**

7' 10" x 7' 7" (2.39m x 2.30m)

With double glazed window to the front elevation, radiator.



#### **Bedroom Four**

9' 7" x 7' 7" (2.93m x 2.32m)

With double glazed window to the rear elevation, radiator.







### **Bathroom**

9' 9" x 7' 11" (2.96m x 2.41m)

With double glazed window to the rear elevation, bath with mixer shower tap and shower screen, low-level WC, wash hand basin with storage below, storage cupboard, part tiled walls, ladder style towel rail/radiator.

### **Rear Garden**

With paved patio seating area, paved pathway, lawn, flowerbeds and shrubs, brick built outbuilding, fencing to the perimeter.

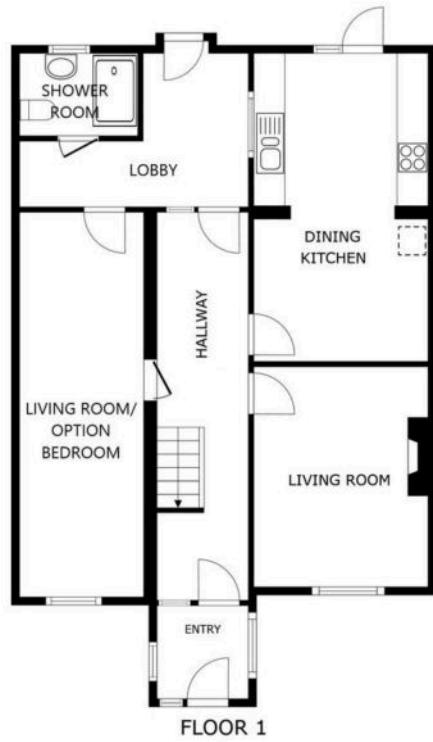
### **Driveway**

2 Vehicles

Please note that parking is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.

### **Extension**

Please note that the property has undergone an extension. However, we do not hold any documentation to confirm whether the relevant planning permissions or building regulations approvals were obtained. Prospective purchasers are advised to carry out their own due diligence and make the necessary enquiries with the local authority before proceeding.



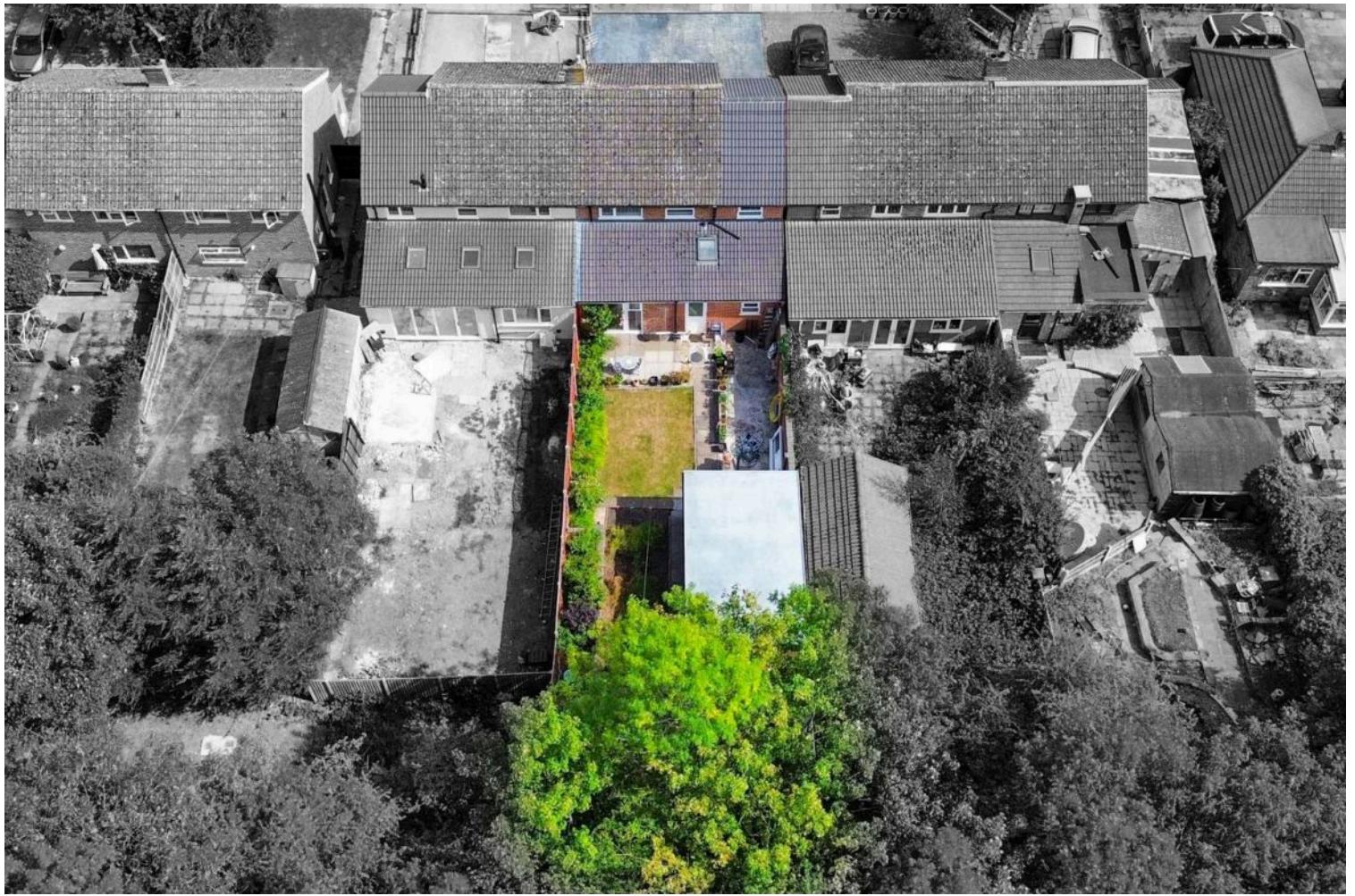
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FLOOR 2

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The property is perfectly situated for everyday amenities within West Knighton along Aberdale Road such as Tesco Express and local schooling including Sir Jonathan North Community College and Overdale Infant & Junior Schools. Regular bus routes running to and from Leicester City Centre along Welford Road and the main ring road are also within reach giving access to M1 & M69 motorway junctions and Fosse Retail Park.

Council Tax band: C

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.