



Brixham Drive, West Knighton

£340,000

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.



FLOOR 1

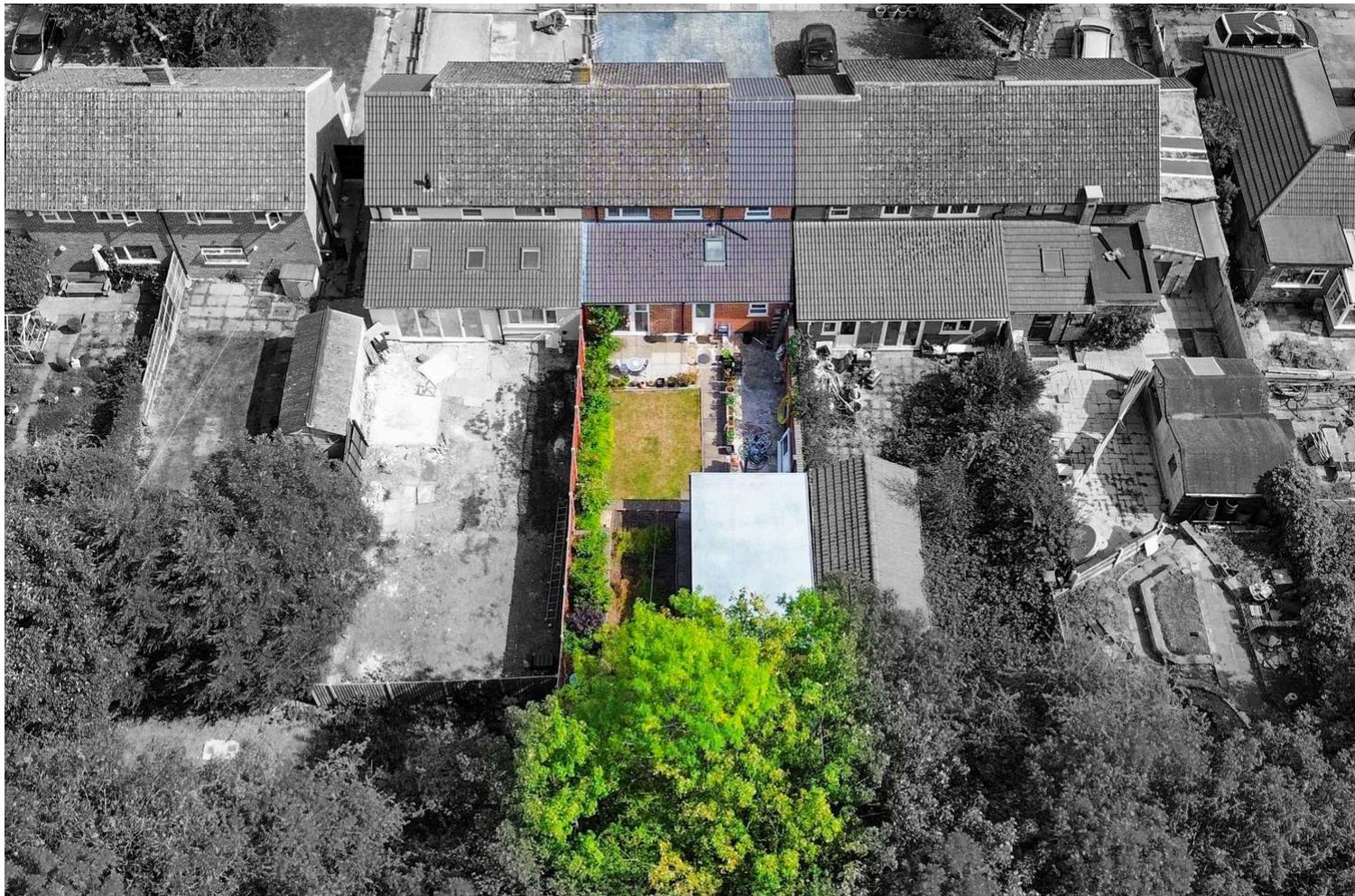
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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...



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