



## Sidney Road, South Knighton

Offers Over £300,000

A CHARMING period bay-fronted terrace property that beautifully combines original CHARACTER FEATURES with modern touches. There is an attractive landscaped rear garden, a delightful outdoor area.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 274 5544





### **Entrance Hall**

With stairs to first floor, radiator.

### **Open Plan Through Lounge Diner 27' 0" x 11' 7" (8.24m x 3.53m)**

With double glazed bay window to the front elevation, living flame effect gas fire with fire surround, picture rail, two radiators.

### **Extended Fitted Kitchen 13' 0" x 8' 6" (3.97m x 2.59m)**

With double glazed French doors to the rear elevation, stainless steel sink and drainer unit with a range of wall and base units with work surface over, built-in double oven and electric hob with stainless steel chimney hood over, plumbing for washing machine, pantry, space for fridge freezer, breakfast bar, laminate floor.

### **Ground Floor WC 4' 6" x 2' 8" (1.37m x 0.82m)**

With double glazed window to the rear elevation, low-level WC, wash hand basin, wall mounted boiler.



### **First Floor Galleried Landing**

With staircase leading to loft room, under stairs storage cupboard, radiator, additional storage cupboard with double glazed window to the side elevation.

### **Bedroom One 13' 1" x 10' 8" (3.98m x 3.26m)**

With double glazed window to the rear elevation, a range of fitted wardrobes with box cupboards over, dressing tables and drawers, radiator.

### **Bedroom Two 11' 11" x 11' 0" (3.62m x 3.35m)**

With double glazed window to the front elevation, original style fireplace, picture rail, radiator.

### **Bedroom Three 7' 6" x 5' 9" (2.29m x 1.75m)**

With double glazed window to the front elevation, radiator.

### **Bathroom 8' 6" x 7' 10" (2.59m x 2.40m)**

With two double glazed windows to the rear elevation, bath, double walk-in shower cubicle, pedestal wash hand basin, low-level WC, tiled walls, extractor fan, heated towel rail.

### **Loft Room 16' 7" x 13' 7" (5.05m x 4.14m)**

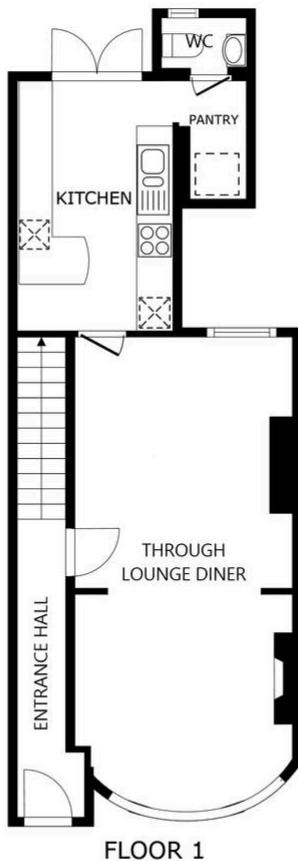
With skylight window to the front elevation, power and lighting.

### **Front Garden**

A fenced front forecourt with gated access.

### **Rear Garden**

With covered paved seating area, steps leading down to a further paved and gravelled area, well stocked flowerbeds, mature shrubs and trees, outside lighting, outside tap, gate to side access.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

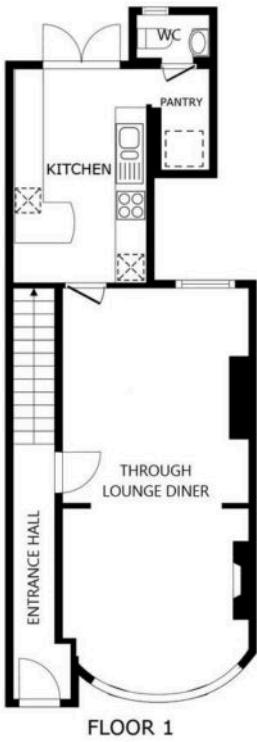
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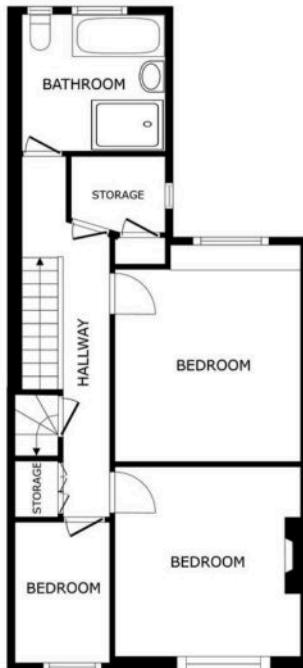
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FLOOR 1

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FLOOR 2

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