



**12 Knights Close, Leicester, LE9 4BP**  
**£229,950**



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RH Homes and Property are delighted to market this Two bedroom semi-detached house on an excellent plot in the popular village of Stoney Stanton. Attractively modernised and presented, viewing is definitely required. The house briefly comprises: Open Plan Dining Kitchen & Lounge, First Floor Landing, Two Bedrooms (Bedroom One with walk in storage and rails) and Family Bathroom. To the front is an excellent sized driveway for off road parking and at the rear are nicely landscaped and turfed enclosed garden area. The property also benefits from UPVC double glazing & gas central heating throughout.

Council Tax - B

**Entrance**

With storage access and composite door to the front elevation.

**Open Plan Dining Kitchen and Lounge**

12'4 x 25'9 overall (3.76m x 7.85m overall)

KITCHEN - Fitted with a good range of wall and base level units with oak wood working surfaces over and splashbacks, a inset Belfast sink and mixer hose, a five ring range gas cooker with hood over, larder cupboards, integrated dishwasher, tiled flooring, and UPVC double glazed window to the front aspect.

LOUNGE - With under stairs utility cupboard access (with power and plumber for washer/dryer), herringbone wood flooring, radiator, oak wood shelving beam, above double door cupboards, and UPVC double glazed French doors leading to the rear patio and gardens.

**Landing**

Having wood flooring, airing cupboard, and UPVC double glazed window to the side elevation.

**Bedroom One**

12'4 x 11'2 (3.76m x 3.40m)

With wood flooring, radiator, walk in closet with shelving, rails, and loft ladder, and a UPVC double glazed window to the rear elevation.

**Bedroom Two**

5'10 x 10'9 (1.78m x 3.28m)

With a built in double door wardrobe, radiator, and UPVC double glazed window to the front aspect.





### Family Bathroom

6'0 x 7'8 (1.83m x 2.34m)

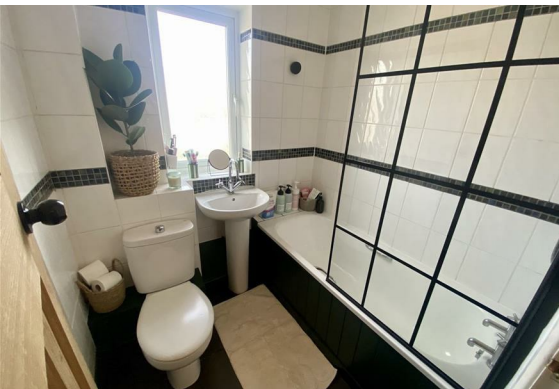
Having a three piece white suite comprising wash hand basin, low flush WC, and bath with electric shower over and screen, tiled floor and surround, heated chrome towle rail, and UPVC double glazed window to the front aspect.

### Outside

To the front is a traditional sized stone driveway offering off road parking for multiple cars, vans, and vehicles, which leads to a timber gated rear garden access.



At the rear of the property is a slabbed patio with a canopy and fitted wood seating area, a mainly lawned garden area with a sleeper raised flower beds and divide, and established tree & shrub borders. At the foot of the garden is a barked play area and timber store.





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Total Area: 59.0 m<sup>2</sup> ... 635 ft<sup>2</sup>

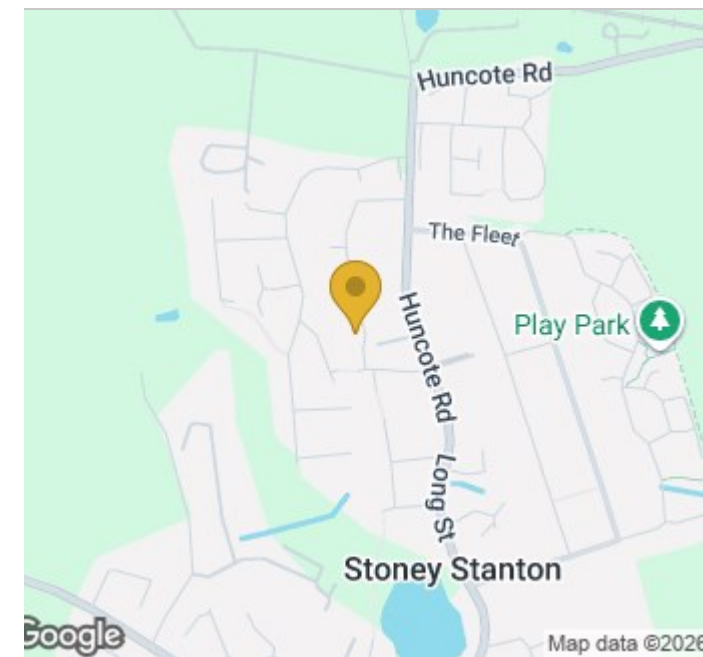
All measurements are approximate and for display purposes only

## Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

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Leaving Hinckley along London Road, which proceeds into Sapcote Road, Burbage, at the M69 roundabout take the second turning towards Sapcote along Hinckley Road, take a left turning just prior to the garden centre onto Stanton Lane, which proceeds into Hinckley Road. At the T-junction turn right into New Street, and then left onto Long Street. Continue along Long Street/Huncote Road until the left turn for James Street before taking the right turn into Knights Close where the property is located on the left hand side

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (82 plus) <b>A</b>                          |         |                         |
| (81-81) <b>B</b>                            |         | 87                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 64      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |