Kal Sangra
SHONKI BROTHERS

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FOR SALE

Shrewsbury Avenue
West Knighton, Leicester
LE2 6JN



ASKING PRICE: £260,000

- A Well Proportioned 3 Bedroom Semi-Detached House
- Located In The Sought After Area of West Knighton
- Ideal For First Time Buyers/Families
- Requires Modernisation
- Entrance Hall, Spacious Lounge, Kitchen With Breakfast Bar, Sitting Room, 3 Bedrooms & Bathroom
- Off Road Parking For 2 Vehicles
- Forecourt, Detached Garage & Rear Enclosed Garden







Location
This property is located off Hylion Road and near to Asquith Way and Welford Road, in the popular residential area of West Knighton. West Knighton benefits from an array of everyday amenities including Tesco Express, Knighton Park, Asquith Surgery, local schooling such as Lancaster Academy and Sir Jonathon North College, places of worship and much more. Oadby, Wigston and Aylestone are all within a short drive, providing further amenities.

Description
A well-proportioned three-bedroom semi-detached home, providing excellent potential for modernisation. The accommodation comprises; entrance hall with cloakroom and stairs to the first floor, spacious lounge with a gas fireplace, kitchen diner with a store, and sitting room to the ground floor overlooking the rear garden. To the first floor, are three bedrooms together with a family bathroom. Externally, a spacious paved forecourt with access along the side of the property leading to a detached garage, off road parking for 2 vehicles and a rear enclosed garden.

Accommodation
All measurements are approximate:

Entrance Hall
Door to front, stairs to first floor, pendant light fitting.

Cloakroom
Housing the boiler.

Lounge - *14' 5" x 13' 10" (4.39m x 4.21m)*
Double glazed window to front, gas fireplace, power points, pendant light fitting.

Kitchen/Diner - *17' 1" x 8' 4" (5.20m x 2.54m)*
Door to side, window to rear, wall mounted units, base units and drawers, stainless steel sink with hot and cold mixer tap, integrated double oven, extractor fan, dishwasher, points for fridge/freezer, breakfast bar, tile splashback surrounds, power points, light fitting, door to store, open to sitting room.

Sitting Room - *10' 11" x 9' 6" (3.32m x 2.89m)*
Sliding door to rear garden, window to side, radiator, power points, pendant light fittings.

First Floor Landing

Bedroom One - *12' 2" x 10' 0" (3.71m x 3.05m)*
Double glazed window to front, built in wardrobes, radiator, power points, pendant light fitting.

Bedroom Two - *10' 7" x 10' 10" (3.22m x 3.30m)*
Double glazed window to rear, built in wardrobes, radiator, power points, pendant light fitting.

Bedroom Three - *8' 4" x 7' 1" (2.54m x 2.16m)*
Double glazed window to front, shelving, radiator, power points, pendant light fitting.

Bathroom - *7' 1" x 6' 4" (2.16m x 1.93m)*
Double glazed window to rear, panelled bath, pedestal wash hand basin, low level WC, wall mounted units, wall mounted mirror, tile splashback surrounds, pendant light fitting.

Outside
A spacious paved forecourt with access along the side of the property leading to a detached garage, off road parking for 2 vehicles and a rear enclosed garden.

Agents Note
These photos have been enhanced by AI.

Tenure
Freehold.

EPC
Pending.

Council Tax
The property falls within Band B.

Services
The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority
Leicester City Council.

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GROUND FLOOR



1ST FLOOR



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