



## Knighton Road, Knighton

£450,000 Freehold

A spacious four-bedroom Victorian terrace offering over 2,100 sq ft of accommodation, period features, a split-level kitchen diner, principal bedroom with en-suite, and an established rear garden.



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### Entrance Hall

Stairs to the first floor with an understairs storage cupboard, tiled flooring, cloak hooks, and a radiator.



### Reception Room One

16' 8" x 11' 8" (5.08m x 3.56m)

(Measured into bay and into recess). Features a bay window to the front elevation, picture rail, built-in cupboards and bookshelving, and a fireplace with log burner and radiator.

### Reception Room Two

15' 4" x 10' 4" (4.68m x 3.15m)

Original style door to rear garden, picture rail, dado rail, and a period style fireplace with a living flame effect gas fire and tiled hearth.



### Kitchen Diner

27' 0" x 7' 1" (8.24m x 2.15m)

Split-level with picture rail and walk-in pantry (housing wall-mounted boiler and window to rear). Kitchen includes double-glazed window and door to side elevation, one and a half bowl stainless steel sink and drainer, range of wall/base units with work surfaces, built-in oven and gas hob with extractor, plumbing for dishwasher, part wood-panelled wall, underfloor heating, and a radiator.



### Utility / WC

6' 3" x 5' 3" (1.90m x 1.60m)

Window to side elevation, low-level WC, wash hand basin, and plumbing for washing machine.

### First Floor Landing

#### Bedroom One

12' 10" x 11' 8" (3.91m x 3.55m)

(Measured into recess). Two double-glazed sash windows to the front elevation, a period-style fireplace with a fire surround and tiled hearth, and a radiator.

#### En-Suite

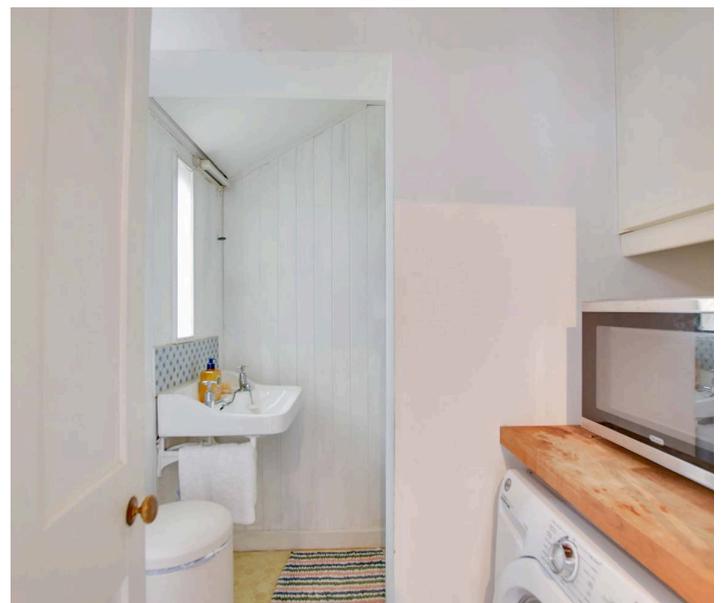
8' 9" x 4' 7" (2.66m x 1.40m)

Double-glazed sash window to front and side elevations, walk-in tiled shower cubicle with rainfall and handheld shower heads, pedestal wash hand basin, low-level WC, extractor fan, and heated chrome towel rail.

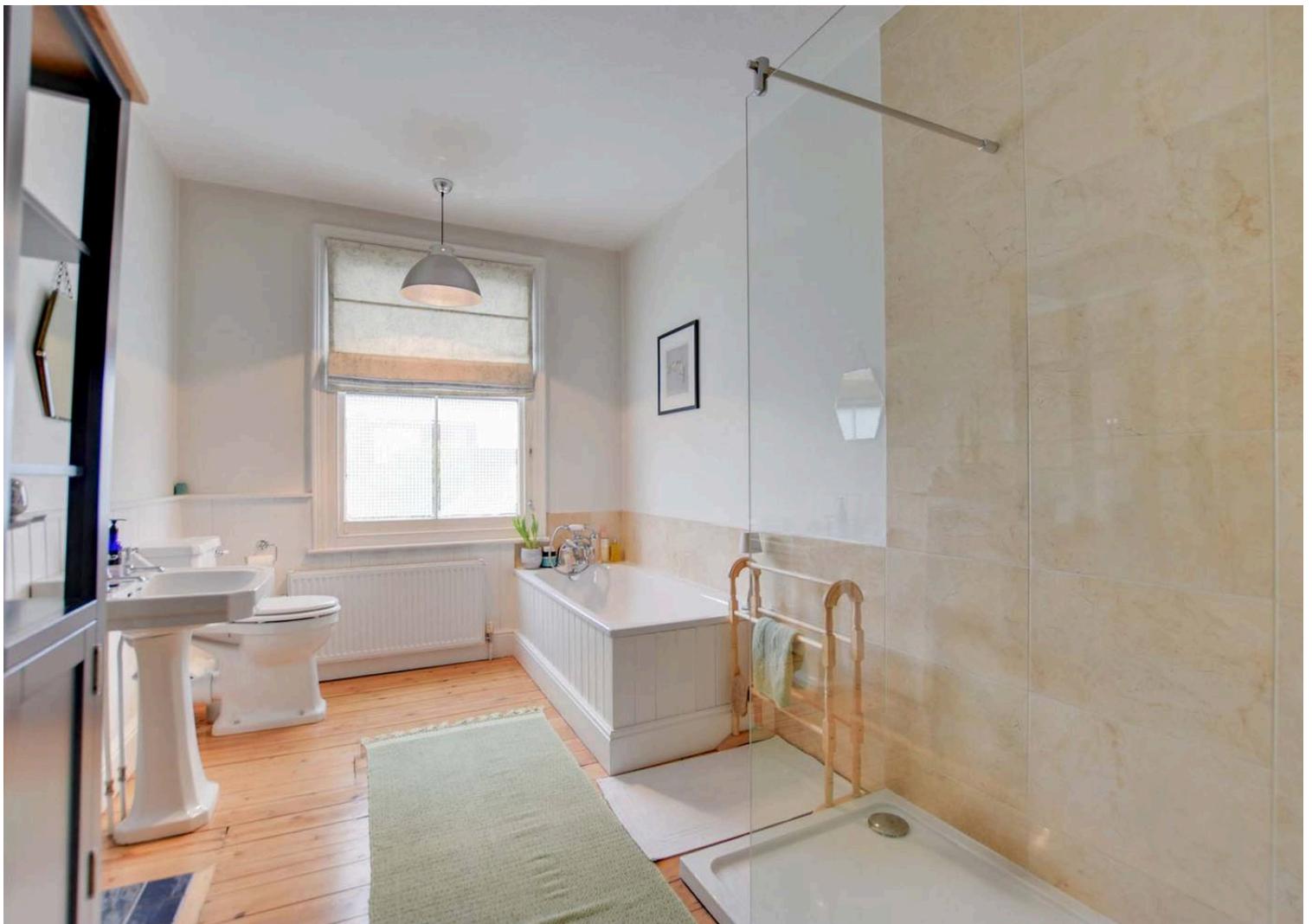
#### Bedroom Two

12' 0" x 11' 6" (3.65m x 3.50m)

(Measured into recess). Sash window to rear elevation, built-in understairs storage plus further storage cupboard, picture rail, period style fireplace with tiled hearth, and radiator.









### **Bathroom**

13' 8" x 8' 0" (4.16m x 2.43m)

Sash window to rear elevation, bath with mixer tap shower attachment, separate walk-in tiled shower with rainfall/handheld heads, pedestal wash hand basin, low-level WC, wooden floor, part-tiled/part-wood-panelled walls, picture rail, radiator, and period style fireplace.

### **Second Floor Landing**

#### **Bedroom Three**

9' 1" x 7' 11" (2.78m x 2.42m)

Double-glazed window to rear elevation, airing cupboard, built-in storage cupboard, loft access, and radiator.

#### **Bedroom Four**

10' 4" x 6' 2" (3.16m x 1.89m)

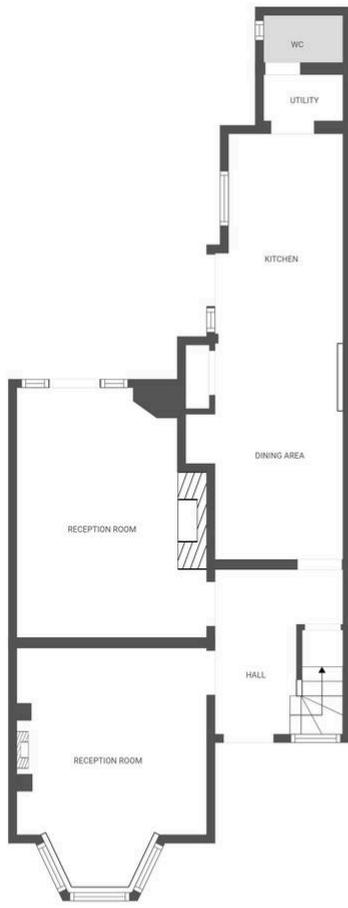
Skylight window to rear elevation and radiator.

### **Front Garden**

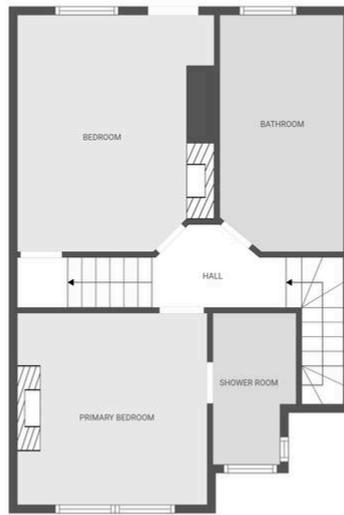
With inset shrubs, mature wisteria, paved path, and outside lighting.

### **Rear Garden**

Paved seating area leading to a mainly lawned garden with well-stocked flower beds, established shrubs, and fruit trees. Features a walled perimeter, a further paved seating area, and gated rear access to a shared passage with a security gate.



Ground floor



1st floor



2nd floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





The property is well located for everyday amenities and services, including local public and private schooling including Overdale Infant and Junior Schools and nursery day-care, Leicester City Centre and the University of Leicester, Leicester Royal Infirmary and Leicester General Hospital. The property is located close to Knighton Park and Queens Road shopping parade in neighbouring Clarendon Park with its specialist shops, bars, boutiques and restaurants.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

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