



18 Ashclose Avenue, Knighton

Leicester

Guide Price £365,000



The Property

Set on Ashclose Avenue in Knighton, this 1950s semi-detached home has three bedrooms, three linked reception rooms, a converted music room and a long, mature garden, with around 1,349 sq ft inside.

The red-brick frontage has a two-storey bay, a curved arched entrance porch and a low wall topped with established hedging. A wide driveway along the side of the house gives plenty of off-road parking. Inside, the hallway still has its patterned tiled floor, and a glazed inner door lets light through from the porch.

The ground floor works as a series of connected rooms. The living room sits at the front, with a broad bay window and a fireplace as its focal point. Beyond it, the dining room has wood-effect flooring and plenty of space for a large family table. It opens straight into the sitting room at the back, where full-width sliding doors look over the garden and bring in good light. With the doors open, you can see from the dining table right down the lawn, which makes the whole run feel open and sociable.

The galley kitchen runs alongside, with a long window above the worktop, a good amount of storage and a breakfast bar for quick meals. Behind it, a rear lobby leads to a downstairs W/C and utility room with shower. The former garage has been converted into a music room or study measuring nearly 16 ft. It has its own door to the garden, so it would work well as a home office, a studio or a quiet place to practice without disturbing the rest of the house.





Upstairs are two generous double bedrooms and a well-proportioned single. The main bedroom has the bay window at the front. All three bedrooms have built-in wardrobes and storage, so they stay clear and practical. The family bathroom has a bath with a shower over, a pedestal basin and a WC.

The rear garden is one of the home's real strengths. A paved patio sits directly behind the house and is ideal for summer evenings. Beyond it, a long lawn with a central path runs past mature fruit trees, established shrubs and tall hedging that gives the garden a real sense of privacy. Two sheds sit at the far end, and there's room throughout for keen gardeners and children alike.

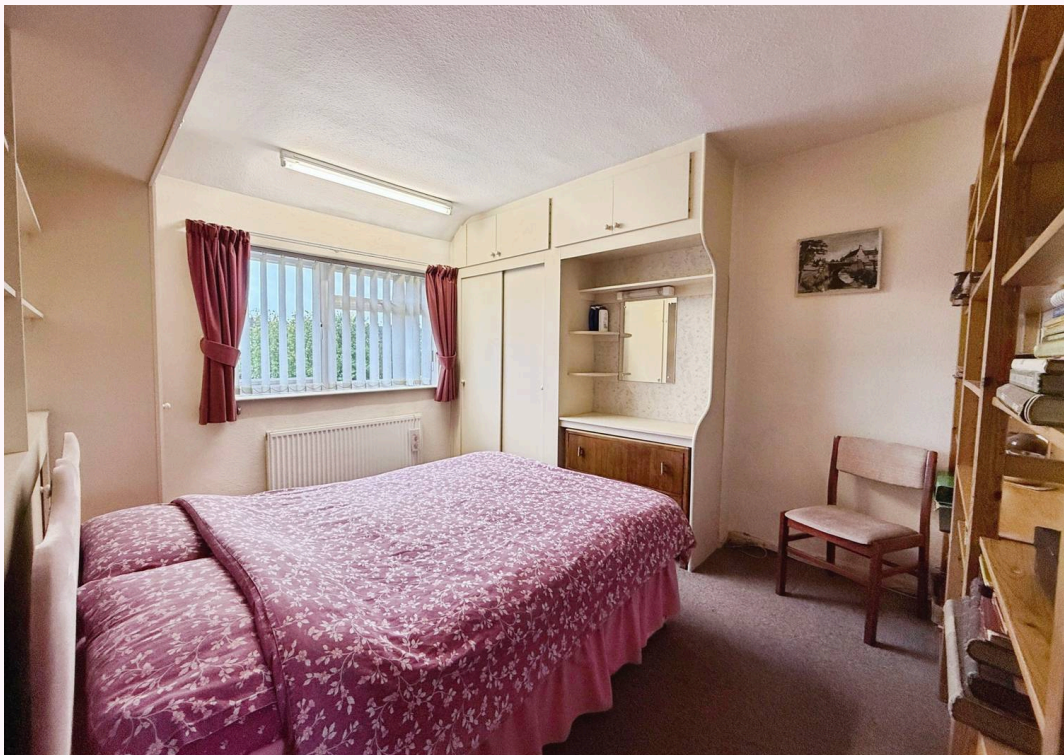
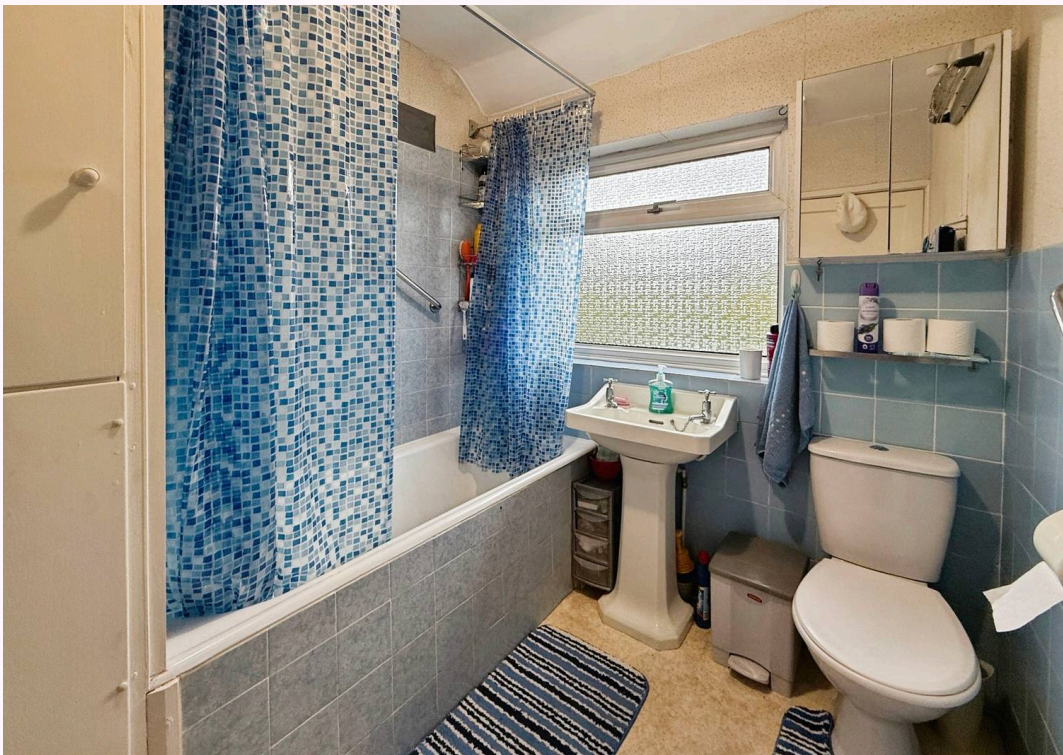
The Location

Knighton has long been one of Leicester's most popular areas with families. Knighton Park is close by, and there's a good choice of well-regarded local schools. The independent shops and cafés on Queens Road in Clarendon Park and Allandale Road in Stoneygate are a short trip away, and Victoria Park and the University of Leicester are within easy reach. Regular buses run along the A6 London Road into the city centre, and from Leicester station trains reach London St Pancras in a little over an hour.

Council Tax band: C

Tenure: Freehold

- 1950s Bay-Fronted Semi-Detached Home
- Three Bedrooms, Two Generous Doubles
- Three Reception Rooms Flowing To The Garden
- Converted Garage Now A Music Room Or Study
- Ground Floor W/C and Shower and Upstairs Family Bathroom
- Driveway Parking
- Long Mature Garden With Lawn And Fruit Trees
- Freehold, Popular Knighton Location





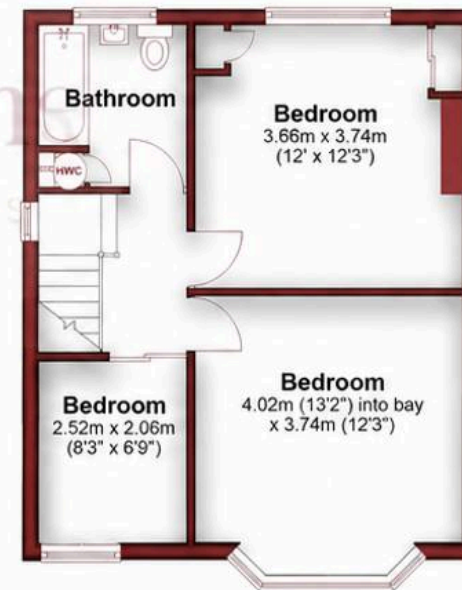
Ground Floor

Approx. 82.6 sq. metres (889.2 sq. feet)



First Floor

Approx. 42.7 sq. metres (459.9 sq. feet)



Total area: approx. 125.3 sq. metres (1349.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustration purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All measurements include garages and outbuildings.

Plan produced using PlanUp.



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