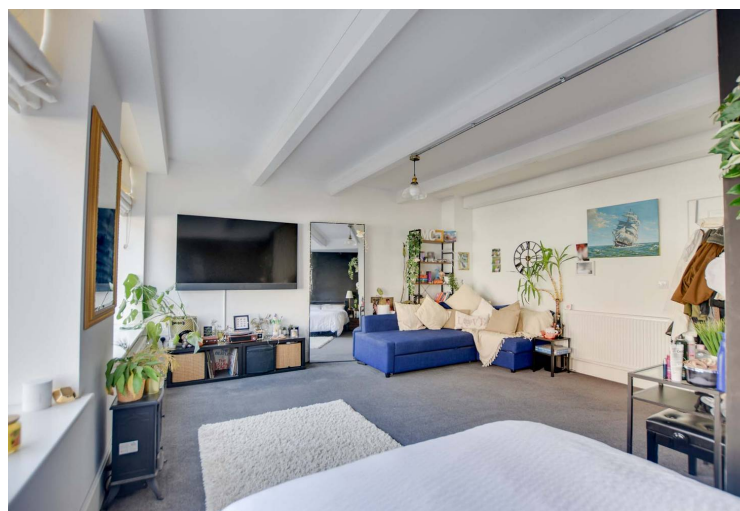


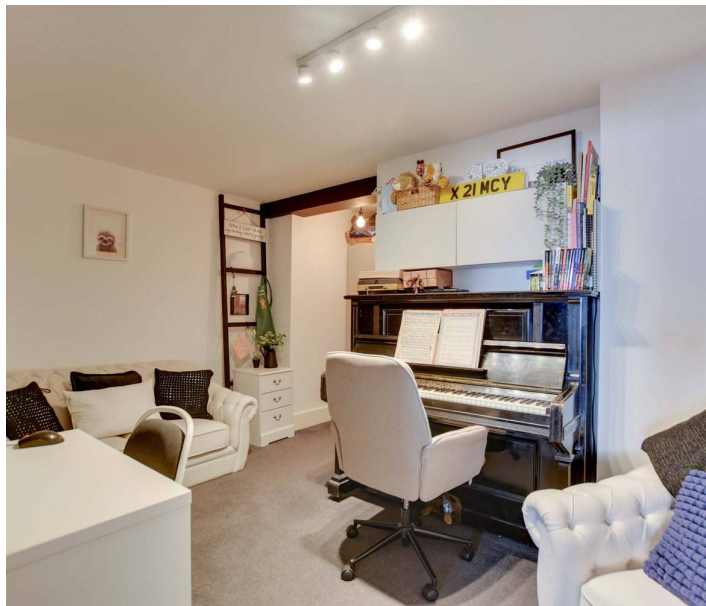
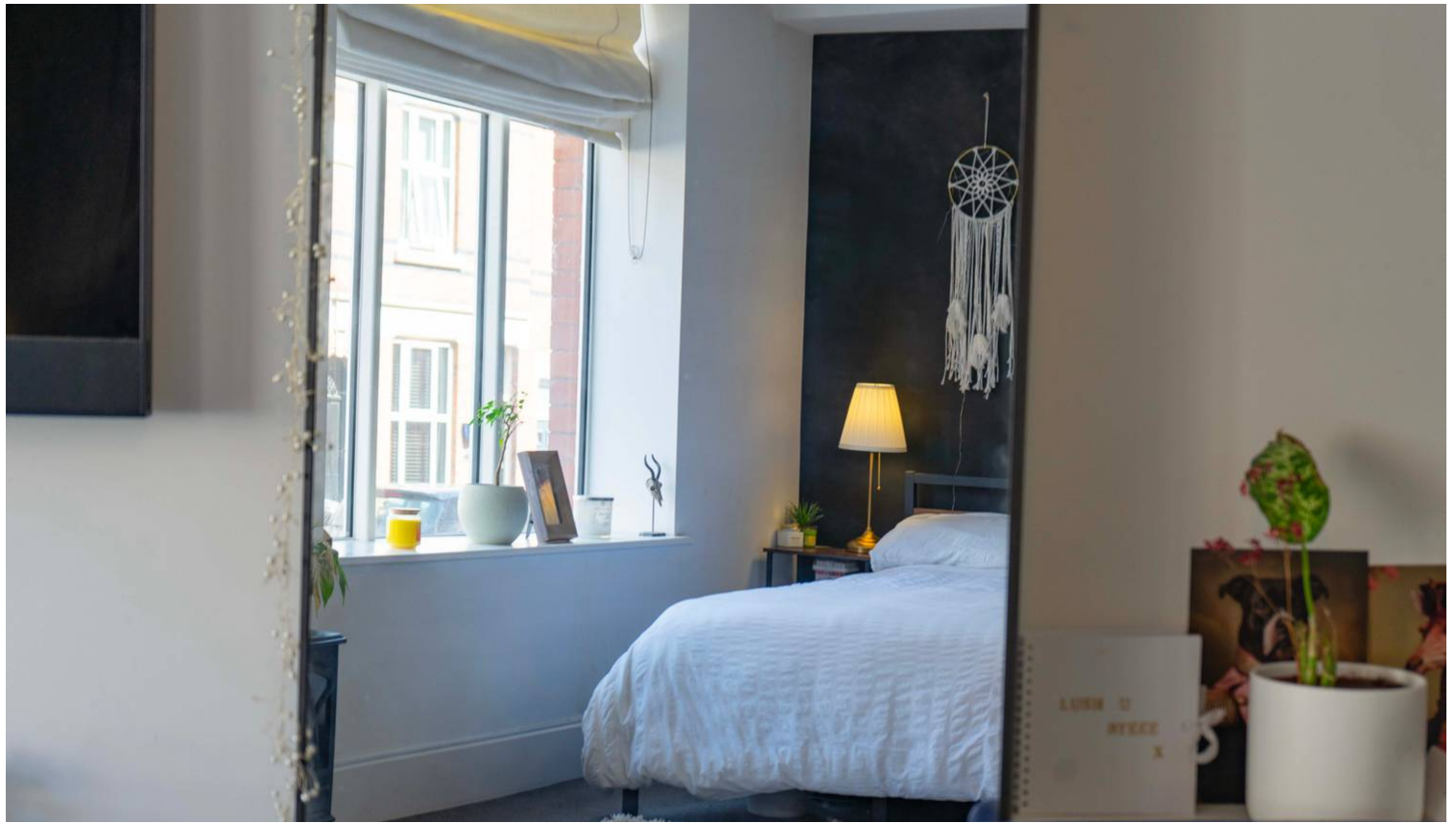


Wheatsheaf Court, Knighton Fields

£320,000 Leasehold

Stunning 3-storey home in Knighton Fields with up to 5 bedrooms, open-plan living with exposed brick/beams, 3 bathrooms, private AstroTurf garden & 2 allocated basement parking spaces. No chain!





Ground Floor Basement Entrance

7' 10" x 3' 11" (2.40m x 1.20m)

With a shoe rack and radiator.

Entrance Hall

Door leading from the basement entrance, with stairs to the first floor.

Ground Floor Shower Room

10' 6" x 3' 11" (3.20m x 1.20m)

Walk-in double tiled shower cubicle, low-level WC, pedestal wash basin, inset ceiling spotlights, tiled flooring, heated chrome towel rail.

Reception Room

18' 1" x 9' 2" (5.50m x 2.80m)

Two double-glazed windows to the front elevation, TV point, two radiators.

Reception Room / Bedroom

14' 1" x 11' 6" (4.30m x 3.50m)

(Plus cupboard space) Built-in cupboards, radiator. Currently being used as a reception room/music room.

Open Plan Living / Kitchen / Dining Room

19' 0" x 16' 2" (5.80m x 4.92m)

Two tall double-glazed arched windows to the front, exposed brick wall, original beamed ceiling, stainless steel sink and drainer unit, range of wall units with under-unit lighting, base units with work surfaces over, built-in double oven, electric hob with glass splashback and stainless steel chimney hood, built-in fridge freezer, built-in dishwasher, tiled flooring, radiators.



Bedroom/Lounge/Snug

13' 9" x 7' 3" (4.20m x 2.20m)

Two tall double-glazed windows to the rear elevation with fitted blinds, TV point, and storage cupboards. Currently being used as a sitting room.

Entrance Level

8' 10" x 4' 7" (2.70m x 1.40m)

Door leading to private rear garden, staircase leading to seating area, beamed ceiling, storage cupboards, further staircase leading to second-floor landing with radiator.

Bedroom One

19' 0" x 15' 9" (5.80m x 4.80m)

(Narrowing to 3.2m) Three double-glazed windows to the front elevation, built-in mirrored wardrobes, radiator.

Ensuite Bathroom

7' 10" x 6' 3" (2.40m x 1.90m)

Bath with mixer tap shower attachment, wash hand basin, low-level WC, inset ceiling spotlights, extractor fan, tiled flooring, heated chrome towel rail.

Bedroom Two/Home Office

9' 10" x 7' 10" (3.00m x 2.40m)

Double-glazed window to rear elevation, radiator, built-in cupboards.

Bedroom Three

9' 10" x 8' 2" (3.00m x 2.50m)

Double-glazed window to rear elevation, mirrored wardrobes, radiator.









Bathroom

7' 7" x 5' 11" (2.30m x 1.80m)

Bath with mixer tap shower attachment, inset ceiling spotlights, tiled floor, heated towel rail.

Rear Garden

AstroTurfed with a fenced perimeter and gated access leading to a large communal decked area.

Allocated Parking

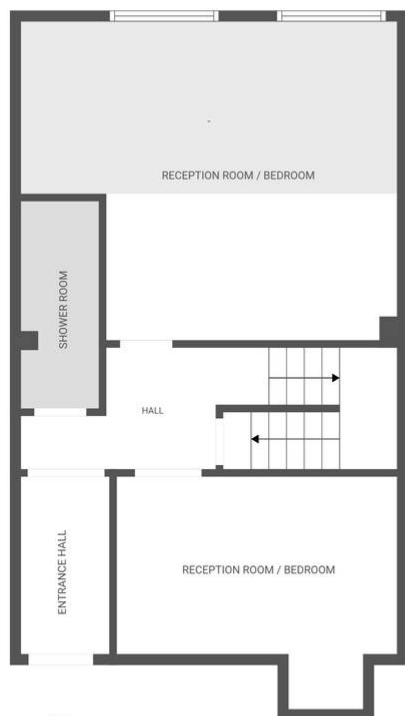
Two allocated parking spaces in the basement

Lease Details:

Remaining lease: 116 years

Ground Rent: £1267.95 Per Year

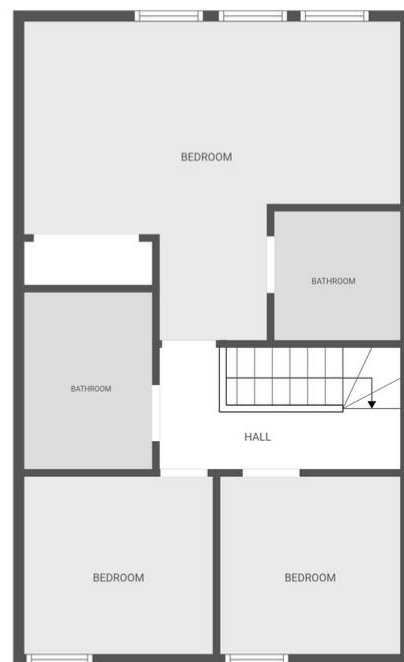
Service Charges: £470.00 Per Year



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 renowned local, public and private schooling, nursery day-care, Leicester City Centre and the University of Leicester, Leicester Royal Infirmary and Leicester General Hospital. The property is also within easy reach of amenities along Welford Road and Queens Road shopping parade in neighbouring Clarendon Park, with its specialist shops, bars, boutiques and restaurants.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.