



Connells
0116 262 0022
FOR SALE

Connells

**Knighton Fields Road West
Leicester**



Property Description

Connells are delighted to offer this attractive three-bedroom end-terrace home, ideally situated on the popular Knighton Fields Road West. Boasting two generous reception rooms, a garage, and front and rear gardens, this property offers spacious and versatile accommodation, making it an excellent choice for first-time buyers, families, or investors.

The accommodation comprises an entrance hall, a comfortable lounge, a separate dining room ideal for entertaining, and a fitted kitchen. To the first floor are three well-proportioned bedrooms and a family bathroom.

Outside, the property benefits from a front garden and an enclosed rear garden, providing excellent outdoor space for relaxing and entertaining. There is also a shed offering additional storage.

Conveniently located close to local amenities, reputable schools, Leicester City Centre, universities, and excellent transport links, this fantastic property presents an opportunity not to be missed.

Early viewing is highly recommended.

Hall

A welcoming entrance hall providing access to the ground floor accommodation, with stairs rising to the first floor. Offering a practical space for coats and footwear, the

hall creates an inviting first impression of the home.

Lounge

A bright and comfortable reception room featuring a window to the front aspect, providing an ideal space for relaxing and everyday family living. A stylish feature fireplace incorporating a contemporary inset gas fire, complemented by an attractive natural wood surround and tiled hearth. Double glazed patio doors leading to the rear garden

Dining Room

A versatile second reception room offering ample space for a family dining table and chairs, making it ideal for both everyday dining and entertaining guests.

Kitchen

A characterful fitted kitchen featuring a range of wall and base units with complementary work surfaces, inset sink, tiled splashbacks, and space for appliances. Exposed ceiling beams and decorative timber detailing add charm and individuality, while a rear door provides direct access to the garden.

First Floor Landing

Bedroom One

A generous double bedroom featuring a window and offering ample space for a double bed and additional bedroom furnishings,

Bedroom Two

A well-proportioned double bedroom enjoying a pleasant rear aspect. Bright and versatile, the room is ideal as a guest bedroom, children's room, or comfortable home office.

Bedroom Three

A well-sized third bedroom offering flexibility for a child's bedroom, nursery or guest room. Benefiting from natural light and space for essential furnishings

Bathroom

A modern and well-presented bathroom fitted with a two-piece suite comprising panelled bath, wash hand basin with vanity storage. Finished with contemporary wall tiling and benefiting from a frosted window for natural light and privacy

Separate Wc

Conveniently positioned adjacent to the bathroom, the separate WC is fitted with a low-level toilet and benefits from a frosted window

Outside

The property enjoys a front garden setting the home back from the road, while the enclosed rear garden provides a private outdoor space ideal for relaxing, entertaining, or family enjoyment. Predominantly laid to lawn with patio areas and mature planting, the garden offers excellent potential for outdoor living. The property further benefits from a shed.

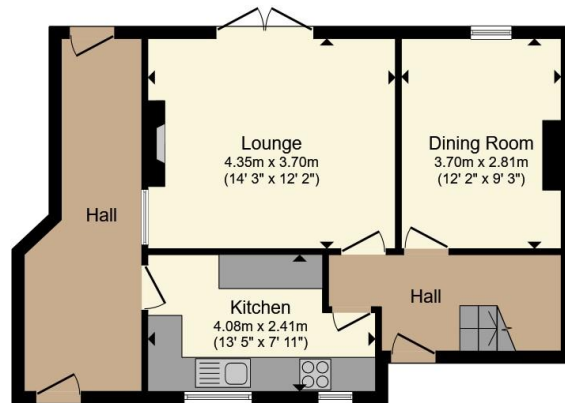
Buyer A.M.L. Fee

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

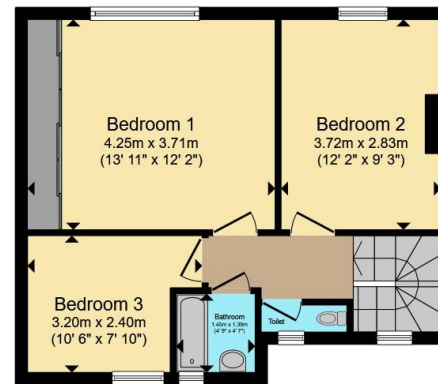




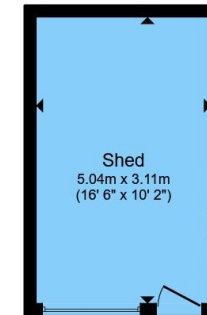




Ground Floor



First Floor



Shed

Total floor area 112.2 m² (1,208 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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22-24 Halford Street
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EPC Rating: Council Tax
 Awaited Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/LTR326583



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