

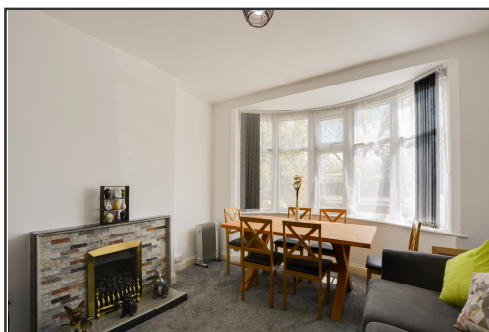
## Aberdale Road West Knighton Leicester LE2 6GD



### Offers in Excess of £270,000

Featuring an impressive three-piece family bathroom, this well presented bay fronted semi-detached property is situated within the popular suburb of West Knighton bordering Knighton and Wigston. The property offers versatile accommodation over two floors providing a comfortable home for modern day living, yet still offers scope for additional accommodation such as an extension to the side or rear, subject to necessary consent. Further accommodation includes a double glazed porch, entrance hall, two beautifully decorated reception rooms, fitted kitchen and first floor with access to three bedrooms. Outside enjoys well maintained front and rear gardens, driveway providing off road parking and garage. Internal viewing comes with the agents highest recommendation to fully appreciate the accommodation and location on offer.

The property is perfectly situated for everyday amenities within West Knighton along Aberdale Road such as Tesco Express and popular local schooling including Sir Jonathan North Community College and Overdale Infant & Junior Schools. Regular bus routes running to and from Leicester City Centre along Welford Road and the main ring road are also within reach giving access to M1 & M69 motorway junctions and Fosse Retail Park.



## **Gas Central Heating, Double Glazing**

**Entrance Porch, Entrance Hall, Two Reception Rooms, Fitted Kitchen**

**First Floor with Three Bedrooms & Impressive Family Bathroom**

**Well Maintained Front Garden with Driveway Providing Off Road Parking**

**Garage, Attractive Well Established Rear Garden**

### **Entrance Porch**

Leading to:

### **Entrance Hall**

A welcoming entrance hall with stairs to first floor, under stairs storage cupboard, further built-in storage cupboard, oak floor, radiator.

### **Reception Room One** 13'8" into bay x 11'11"

A light and airy reception room with uPVC double glazed bay window to front elevation, chimney breast, living flame gas fire with fire surround and hearth, TV point, radiator.

### **Reception Room Two** 15'10" into bay x 11'

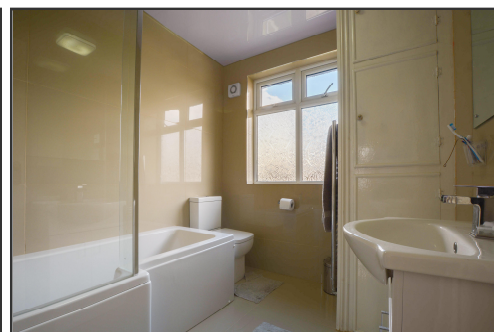
This spacious second reception room has uPVC double glazed bay window to the rear elevation, chimney breast, electric fire with stone fire surround and hearth, TV point, radiator.

### **Fitted Kitchen** 9'5" x 9'

With uPVC double glazed window to the side elevation, kitchen comprises: stainless steel sink and drainer unit with mixer tap, a range of wall and base units with work surfaces over, integrated four ring gas hob and oven with extractor hood over, space for fridge freezer, part tiled walls, ceramic tiled floor.

### **First Floor**

With uPVC double glazed window to the side elevation, access to the following rooms:



**Bedroom One** 14' x 11'

With uPVC double glazed bay window to the front elevation, built-in wardrobes, radiator.

**Bedroom Two** 13'2" x 11'

With uPVC double glazed window to the rear elevation, radiator.

**Bedroom Three** 8' x 6'6"

With uPVC double glazed window to the front elevation, radiator.

**Family Bathroom** 7'10" x 7'

With uPVC double glazed window to the rear elevation, this impressive family bathroom comprises: bath with shower head over, low-level WC, wash hand basin, tiled walls, porcelain tiled floor, radiator.

**Front Garden**

A well maintained front garden with flowerbeds and shrubs, paved pathway to front door, driveway providing off road parking.

**Garage**

With up and over door to the front elevation.

**Rear Garden**

A well established rear garden with brick built store, outside WC, paved pathway, lawn, mature flowerbeds and shrubs, fencing to perimeter.

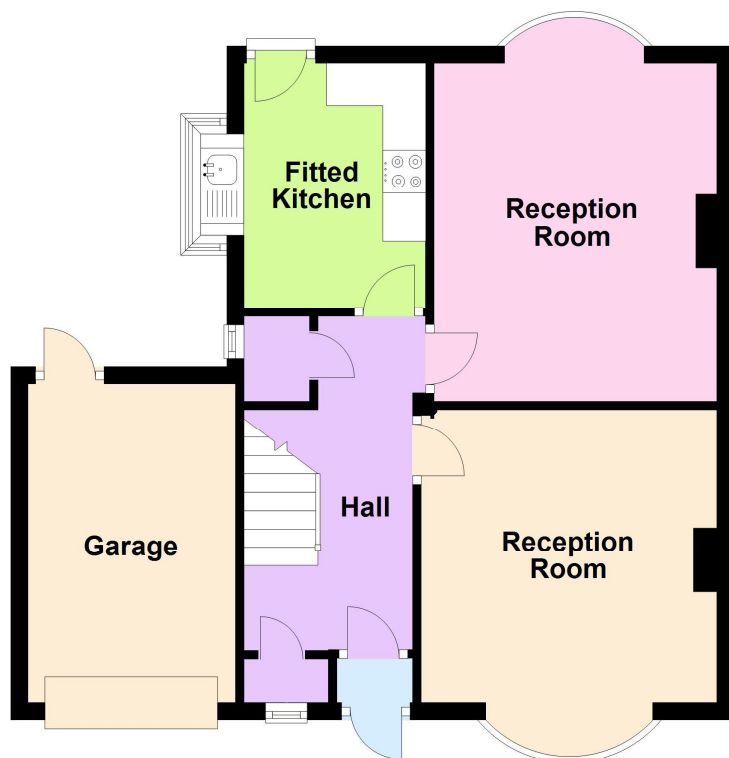
**VALUATIONS:** If you are considering selling we would be happy to advise you on the value of your own property together with marketing advice with no obligation.



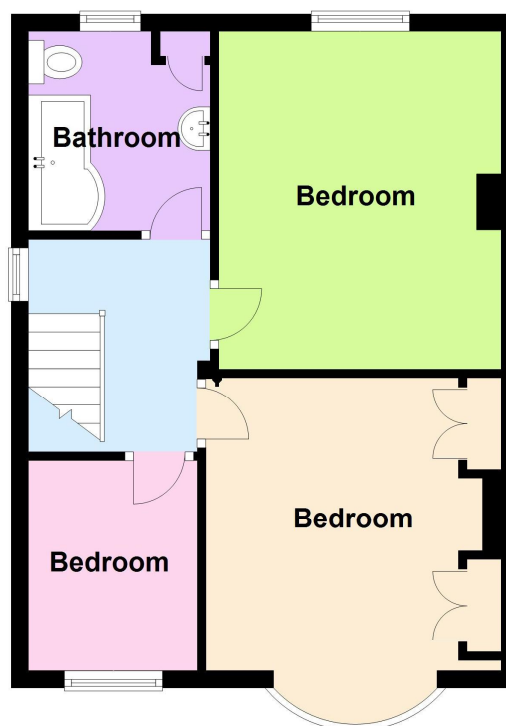


Energy Efficiency Rating	
Current Rating – E 43	Potential Rating – B 86

**Ground Floor**



**First Floor**



**Important Note:**

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. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.

**IMPORTANT NOTE**

'We must inform all prospective purchasers that the measurements are taken by an electronic tape 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 & VALUERS** (NOR ANY PERSON IN THEIR EMPLOYMENT) HAS ANY AUTHORITY TO MAKE ANY REPRESENTATION OR WARRANTY IN RELATION TO THE PROPERTY.'