

Knightsbridge

ESTATE AGENTS & VALUERS



Knighton Church Road South Knighton
Leicester LE2 3JJ



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Knighton Church Road South Knighton Leicester LE2 3JJ

- Gas Central Heating, uPVC Double Glazing
- Entrance Porch, Entrance Hall, Sitting Room
- Dining Room/Reception Room, Fitted Kitchen
- Side Lobby, Utility Room with Shower & WC
- Principal Bedroom with En-Suite, Bedroom Two
- First Floor with Two Bedrooms & Fitted Family Bathroom
- Cottage Style Frontage, Off Road Parking, Garage
- Superb Deep Plot Approximately 0.31 of an Acre

Located on the exclusive Knighton Church Road, this attractive and deceptively spacious, four-bedroom traditional detached home offers versatile living with bedrooms to both the ground and first floors. The property sits on a superb plot approximately 0.31 of an acre, with an attractive private aspect and leading to a small orchard area. The accommodation includes a spacious entrance hall, light and airy sitting room with views over the rear garden and dining room/additional reception room with open aspect to fitted kitchen, which leads to side lobby and utility room with shower and WC and two ground floor bedrooms including a principal bedroom with en-suite shower room. The first-floor benefits from an attractive galleried landing area with accommodation including two generous size bedrooms and a spacious fitted family bathroom. The property enjoys an attractive cottage style frontage, off road parking and garaging. Viewing is highly recommended to appreciate this individual period home, combined with excellent potential to provide further living accommodation if required.

The property is well located for everyday amenities and services including renowned 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 also within minutes' walk of Knighton Park together with Queens Road shopping parade in neighbouring Clarendon Park with its specialist shops, bars, boutiques and restaurants.



Entrance Porch

With attractive mosaic tiled floor, this entrance porch is approached via uPVC double glazed door, further glazed door leading to

Entrance Hall

Spacious entrance hall with stairs leading to first floor, picture rails, wooden style floor, radiator.

Sitting Room 19'4" x 15' narrowing to 11'10"

This spacious light and airy sitting room has uPVC double glazed window to the rear elevation and uPVC double glazed patio door enjoying a superb view over rear garden with private aspect, chimneybreast with feature period real flame effect gas fire, ornate cast iron inset, limestone fire surround and raised tiled hearth, ceiling coving, wall lights, wooden style floor, radiator.

Dining Room/Reception Room 14'7" x 12' measurement includes chimney breast and recess

This spacious and versatile room , currently used as formal dining room, has walk-in uPVC double glazed bay window to the front elevation, chimney breast, picture rails, wooden style floor, radiator, open aspect leading to lobby area, which leads to

Fitted Kitchen 15' x 5'10"

This light and airy fitted kitchen has uPVC double glazed window to the rear elevation enjoying views over rear garden, the kitchen in brief comprises: stainless steel sink and drainer, a comprehensive range of wall and base units including storage drawers and granite style worktops, integrated appliances comprising: Neff five ring stainless steel gas hob with stainless steel filter chimney hood over and twin ovens, integrated dishwasher, larder fridge, space for fridge/freezer, part tiled walls, wooden style floor, built-in cupboard housing gas boiler, door leading to useful under stairs storage/pantry, radiator, door leading to

Side Lobby 17'4" x 3'

This useful covered side lobby area has doors to the front and rear elevation, radiator, access to garage and utility with shower and WC, of which can offer potential to further accommodation including independent access for annexe for teenager or dependent relative, alternatively accommodation to the main home, subject to necessary consent.

Utility Room 7'6" x 7'

With uPVC double glazed window to the rear elevation overlooking rear garden, comprising: sink and drainer, plumbing for washing machine, space for dryer, part tiled walls, shower enclosure recess with tiled walls, shower curtain and rail, access to low level WC.

Principal Bedroom 15' x 12' maximum measurement

This spacious principal bedroom has uPVC double glazed window to the rear elevation overlooking rear garden, ceiling coving, radiator, door leading to



En-Suite Shower Room 6'2" x 4'10"

Comprising: wash hand basin with mixer tap, low level WC, shower area with shower curtain, rail and electric shower, tiled walls, tiled floor, inset ceiling downlighters, radiator.

Bedroom Two 14'10" x 12' measurement includes chimney breast and bay window

This generous size bedroom has large walk-in uPVC double glazed bay window to the front elevation overlooking front garden, chimney breast, wall mounted shelving, wooden style floor, radiator.

First Floor Landing 21'8" x 5'7" narrowing to 3'

This attractive and spacious galleried first floor landing has uPVC double glazed window to the side elevation, radiator, door leading to spacious eaves storage area, this further eaves storage/loft area offers potential to provide dormer window to create further space for accommodation, subject to necessary consent.

Bedroom Three 12' x 9'9"

With uPVC double glazed window to the side elevation, this light and airy bedroom has wooden style floor covering, radiator.

Bedroom Four 12' x 9'2" narrowing to 7'

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

Family Bathroom 11'9" x 5'9"

This spacious light and airy family bathroom has uPVC double glazed window to the side elevation, bathroom comprises: wash hand basin with mixer tap incorporating vanity unit with concealed low level WC, corner bath with shower over, shower curtain and rail, tiled walls, tiled floor, inset ceiling downlighters, chrome ladder towel rail/radiator, further radiator, door leading to useful walk-in roof eaves storage.

Front Garden

A delightful cottage style garden with private hedging, pebbled garden area with well stocked flowerbeds and shrubs, mature tree, paved pathways, pebbled off road parking/driveway giving access to

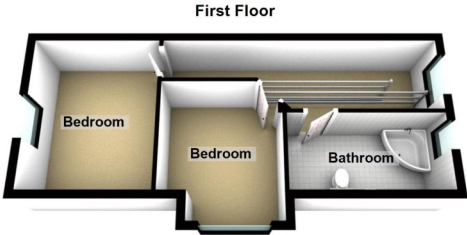
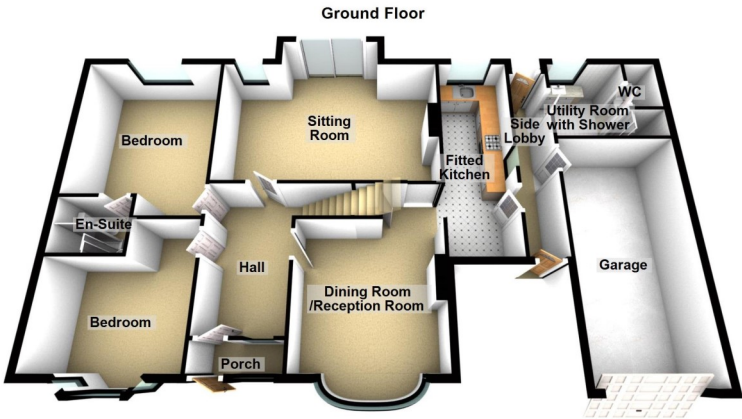
Garage 20'5" x 10'

This spacious brick built garage has up and over door to the front elevation, power and lighting, workbench, offering potential to further living accommodation if required, subject to necessary regulations.

Rear Garden

A particular feature to this property is this superb deep, southerly facing garden with total plot size including front garden, just over 0.3 of an acre, the rear garden in brief comprises: spacious raised sun terrace/entertainment area with garden water supply, steps leading down to lower formal garden area with mature shrubs, rockery and flowerbeds, garden pond, opening leading to further mature garden area with small orchard and original apple trees, vegetable area/flowerbeds, timber garden store.





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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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