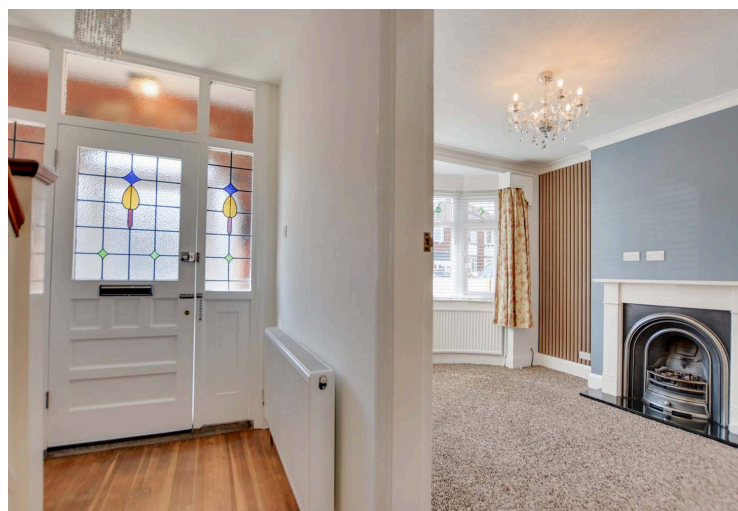




Northfold Road, Knighton

£325,000 Freehold

Stylish 3-bed semi-detached home in Knighton with 2 bathrooms, modern kitchen/diner, garage, off-road parking & garden. Chain-free & close to Overdale Primary. Ideal family home! Viewing essential.





Entrance Porch

Internal door to entrance hall, original part-leaded stained glass door and window to front elevation, stairs to first floor, under-stairs storage cupboard, wooden flooring, radiator.

Reception Room

13' 1" x 10' 6" (4.00m x 3.20m)
(measured into bay x into recess). Double-glazed bay window to front elevation with window blinds, living flame-effect gas fire with hearth and fire surround, radiator.

Kitchen / Dining Room

17' 1" x 13' 9" (5.20m x 4.20m)
Double-glazed door to rear garden, double-glazed window to side elevation, one and a half bowl stainless steel sink and drainer unit, range of base units with work surfaces over, built-in oven and gas hob with stainless steel chimney hood over, built-in storage cupboards, plumbing for dishwasher, lino flooring, radiator.



Utility Room / Lobby

Double-glazed door to side elevation, wall-mounted boiler, plumbing for washing machine, radiator.



Ground Floor Shower Room

5' 11" x 2' 7" (1.80m x 0.80m)

Double-glazed window to side elevation, walk-in tiled shower cubicle, pedestal wash hand basin, low-level WC, tiled walls, tiled floor, extractor fan.

First Floor Landing

Double-glazed window to side elevation, loft access.

Bedroom One

13' 1" x 10' 10" (4.00m x 3.30m)

(measured into wardrobes). Double-glazed bay window to the front elevation with window blinds, fitted sliding mirrored wardrobes, and a radiator.

Bedroom Two

12' 2" x 10' 10" (3.70m x 3.30m)

(measured into wardrobes). Double-glazed window to rear elevation, fitted sliding mirrored wardrobes, radiator.

Bedroom Three

6' 7" x 5' 11" (2.00m x 1.80m)

Double-glazed window to front elevation with window blinds, radiator.









Bathroom

6' 7" x 5' 7" (2.00m x 1.70m)

Double-glazed window to rear elevation, bath with mixer tap shower attachment, pedestal wash hand basin, low-level WC, tiled floor, heated chrome towel rail.

Front Garden

Block-paved frontage providing off-road parking, with side gates leading to the garage at the rear.

Rear Garden

Patio area leading to a mainly lawned rear garden featuring flower beds, established shrubs, mature trees, side access, and perimeter fencing.

Garage

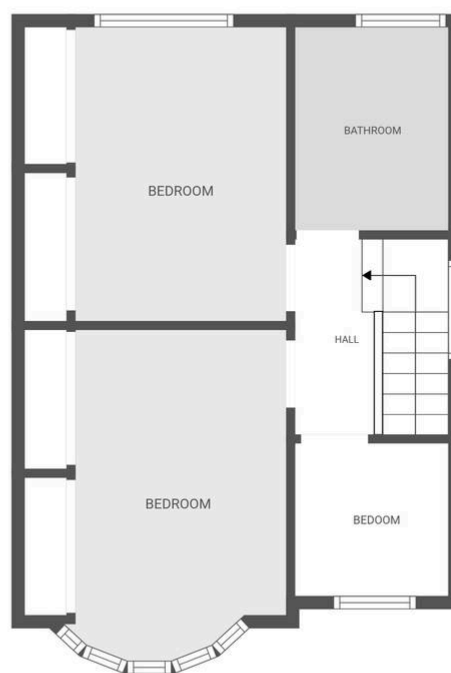
5.50m x 2.70m. Up-and-over door to front elevation, double-glazed window to rear elevation, double-glazed side door, equipped with power and lighting.

Driveway

Block-paved driveway with capacity for 2 cars.



Ground floor



1st 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 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 located close to Knighton Park and Queens Road shopping parade in neighbouring Clarendon Park with its specialist shops, bars, boutiques and restaurants.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

We'll keep you moving...



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