

FLOOR PLAN

DIMENSIONS

**Lounge**  
11'10 x 11'02 (3.61m x 3.40m)

**Dining Room**  
11'09 x 11'02 (3.58m x 3.40m)

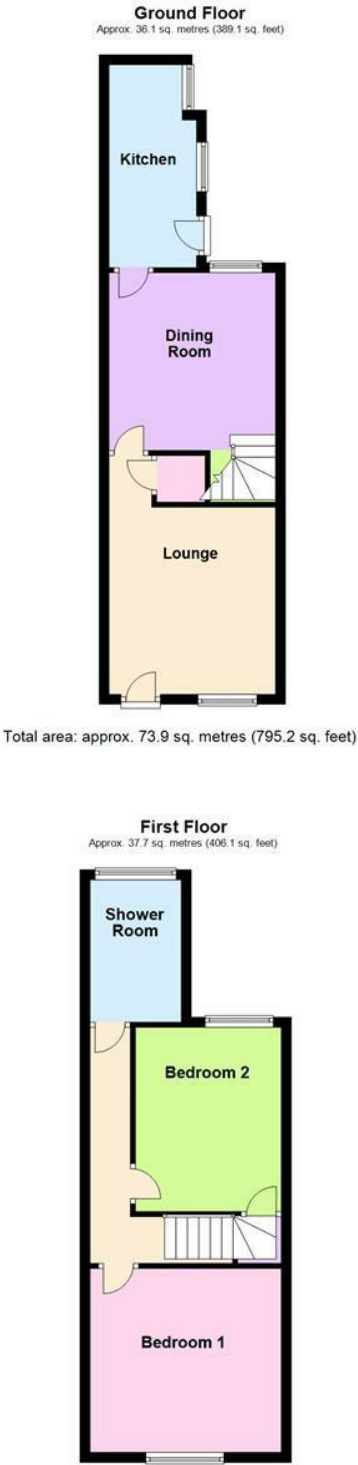
**Kitchen**  
13'03 x 5'11 max (4.04m x 1.80m max)

**Landing**

**Bedroom One**  
12' x 12'06 (3.66m x 3.81m)

**Bedroom Two**  
12' x 9'07 (3.66m x 2.92m)

**Shower Room**  
9'05 x 6' (2.87m x 1.83m)



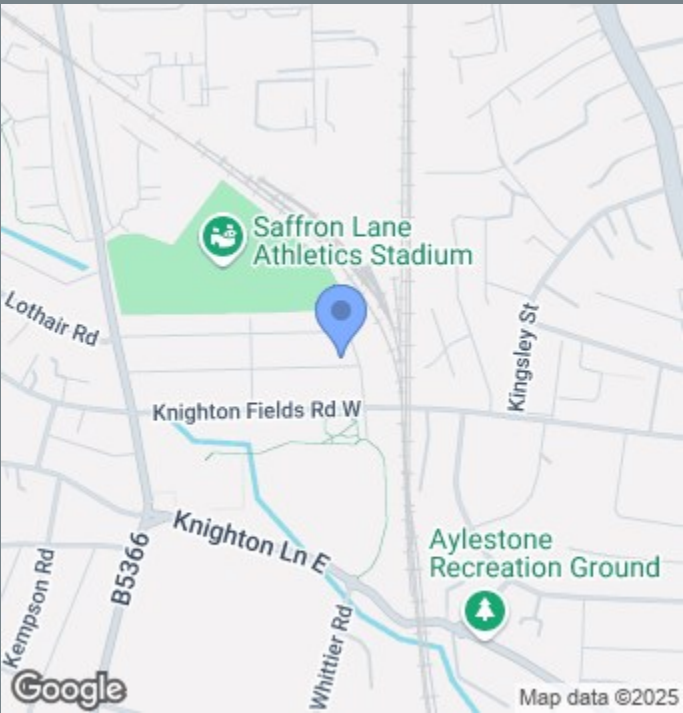


# OVERVIEW

- Stunning Refurbished Home
- Very Popular Location
- No Onward Chain
- Lounge, Dining Room
- Newly Fitted Kitchen
- Two Double Bedrooms
- Modern Shower Room
- Enclosed Garden
- Viewing Is A Must
- EER - D, Freehold, Tax Band - A

## LOCATION LOCATION....

Situated in Knighton Fields this 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 INSIDE STORY

*This charming terraced home is nestled in a highly sought-after location, making it an ideal choice for those seeking a blend of convenience and comfort. One of the standout features of this property is the absence of an onward chain, ensuring a smooth and hassle-free transaction for prospective buyers. The house has been meticulously refurbished throughout, boasting a fresh and modern aesthetic that is sure to appeal to a wide range of tastes. Upon entering, you are greeted by a welcoming lounge that sets the tone for the rest of the home. The space is bright and airy, perfect for relaxing or entertaining guests. Adjacent to the lounge is the dining room, a delightful space that offers a window with a picturesque view of the enclosed garden. This feature not only floods the room with natural light but also provides a serene backdrop for meals and gatherings. The newly fitted kitchen is a testament to modern design and functionality. Equipped with state-of-the-art appliances and ample storage, it is a chef's dream come true. The attention to detail is evident, with sleek countertops and stylish cabinetry that enhance the overall appeal of the space. Upstairs, the landing provides access to two generously sized double bedrooms, each offering a peaceful retreat for rest and relaxation. The modern shower room is a highlight of the home, featuring contemporary fixtures and finishes that exude luxury and sophistication. The enclosed garden is a private oasis, perfect for enjoying the outdoors in a secure and tranquil setting. Whether you are hosting a barbecue, tending to a garden, or simply unwinding after a long day, this outdoor space is sure to become a favourite spot. In summary, this terraced home offers a perfect combination of location, style, and functionality. With no onward chain and a comprehensive refurbishment, it presents a rare opportunity to own a property that is both move-in ready and brimming with potential.*

