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## 52B Knighton Drive, Leicester, Leicestershire LE2 3HB

**£1,750 Per calendar month**

Beautifully presented three storey semi detached property located on Knighton Drive in the conservation area of the highly regarded city suburb of Stoneygate.

The accommodation includes entrance hall with WC, a delightful 24ft open plan sitting room/dining room with walk-in bay window and high ceilings, a stylish fitted kitchen with integrated Hotpoint appliances, master bedroom to the first floor with en-suite shower room, family bathroom, second floor galleried landing area provides ideal seating or study with two further bedrooms, rear landscaped garden, twin parking spaces to the rear in a private car park.



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**ARCH**



**Entrance Porch**

Oak wooden door with leaded light window, with double glazed window to front elevation, wooden style flooring and glazed door leading to

**Entrance Hall**

With stairs leading to first floor, wooden style flooring, radiator.

**WC**

With wash hand basin, low level WC, part tiled walls, tiled flooring, chrome heated towel rail/radiator.

**First Floor Landing**

Stairs leading to first floor, double glazed window to front elevation, double glazed window to rear, walk in cupboard, water cylinder.

**En Suite Shower Room**

With double glazed window to rear elevation, comprising wash hand basin, low level WC, shower enclosure with chrome shower head, separate shower attachment, part tiled walls, tiled flooring, chrome heated towel rail/radiator.

**Second Floor Galleried Landing**

Very attractive galleried landing providing extra space ideal for study/seating area.

**Front Garden**

Traditional style walled frontage with iron railings.

**Rear Garden**

Landscaped rear garden with paved courtyard area,

leading to further garden area with paved pathway which gives access to the rear private car park with two parking spaces.

