



Knighton Park Road,
Leicester, Leicestershire, LE2 1ZA



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Chain Free £795,000**

This traditional and characterful FIVE/SIX DOUBLE BEDROOM semi-detached EDWARDIAN PROPERTY offers superbly proportioned accommodation throughout set over three floors within delightfully generous and well presented grounds forming part of the desirable Stoneygate area of Leicester LE2: Newton Fallowell Oadby are pleased to offer For Sale this wonderful home having a light and spacious feel throughout being close to Queens Road, Victoria Park and London Road with links to Leicester City Centre and train station. The accommodation briefly comprises porch and hallway entrance with lounge, sitting room, kitchen, study/bedroom six and bathroom to the ground floor. The first floor has three double bedrooms, bathroom and kitchen with the second floor providing two bedrooms and shower room. Outside there is a private driveway to the front with a large and private rear garden.

Call Newton Fallowell Oadby for FREE No Sale No Fee Sales Valuations.

Accommodation



Porch

Entrance porch with hardwood flooring, stairs to first floor and door to inner hallway.

Hall

Hallway having sash window to the front aspect, carpet flooring, central heating radiator and doors to all rooms.

Lounge

22'0" x 16'10" (6.72 x 5.15)

Spacious and light reception room having panelled walls, high ceiling, two central heating radiators, hardwood french doors and windows to the rear aspect leading into the garden, hardwood flooring.

Sitting Room

16'5" x 15'10" (5.01 x 4.85)

Second reception room having carpet flooring, two central heating radiators, hardwood sash bay window to the rear aspect overlooking the garden.

Study/Bedroom Six

11'10" x 10'8" (3.61 x 3.26)

Study room or potential sixth bedroom having carpet flooring, central heating radiator, part panelled walls and two sash window to the front aspect.

Kitchen

17'7" x 12'3" (5.37 x 3.75)

Spacious kitchen having wall and base units with worktops over, sink and drainer unit with tiled surround, gas hob, oven, plumbing for washing machine, space for freestanding appliances, laminate flooring, pantry storage, central heating radiator, combi boiler, door to the side aspect and three sash windows to the front aspect.

Bathroom

Ground floor bathroom having low level flush w/c, wash hand basin, bath with shower over, vinyl tiled floor, central heating radiator, window to the side aspect.

First Floor Landing

Spacious landing area with wide return staircase, carpet flooring, sash windows to the side and front aspects, storage cupboard, doors to all rooms and stairs to second floor.

Bedroom One

20'6" x 15'9" into bay (6.25 x 4.82 into bay)

Large double bedroom with high ceiling, carpet flooring, feature fireplace, central heating radiator, hardwood sash bay window to the rear aspect.

Bedroom Two

18'0" x 16'11" (5.49 x 5.17)

Double bedroom having a spacious feel with carpet flooring, central heating radiator, three hardwood sash windows to the rear aspect overlooking the garden.

Bedroom Three

16'0" x 12'1" (4.90 x 3.69)

Double bedroom having three hardwood sash windows to the front aspect, carpet flooring, central heating radiator, fitted wardrobe storage.

Kitchen

14'0" x 9'10" (4.28 x 3.02)

Wall and floor fitted units with worktops over, part tiled walls, vinyl tiled flooring, fitted oven, gas hob, plumbing for washing machine, space for freestanding fridge/freezer, central heating radiator, combi boiler, three hardwood sash windows to the front aspect.



Bathroom & W/C

Bath with shower over, pedestal wash hand basin, part tiled walls, vinyl tiled flooring, central heating radiator, two hardwood sash windows to the side aspect, separate room with low level flush w/c.

Second Floor Landing

Window to the front aspect, storage cupboards, eaves storage, separate room with low level flush w/c and doors to all rooms.

Bedroom Four

20'0" x 12'5" (6.12 x 3.81)

Double bedroom in need of modernisation having hardwood window to the rear aspect, central heating radiator, eaves storage, loft access.

Bedroom Five

13'1" x 12'5" (4.00 x 3.81)

Double bedroom requiring some improvement having window to the rear aspect, central heating radiator.

Shower Room

Requiring modernisation with fittings for wash hand basin, w/c, and shower, window to the front aspect.

Outside

Delightfully presented frontage with hedgerow boundaries, driveway with parking for approx. four cars and access to the side entry with storage area and outbuildings. The rear garden is spacious and beautifully maintained with mature borders and trees, primarily laid to lawn with paved patio area having a private feel.

Tenure

We have been advised by the vendor that the property is to be sold freehold with vacant possession upon completion.

Council Tax Information

Leicester City Council - Tax Band C. Please be advised that when a property is sold or extended, local authorities reserve the right to re-calculate the council tax band.





Viewing Arrangements

Viewings are strictly by appointment only. Please contact one of our sales experts at our Oadby office or via email.

Thinking of Selling? FREE Sales Valuations

If you are thinking of selling your home Newton Fallowell provide FREE NO SALE NO FEE valuations for both sales and rentals, contact our senior sales valuer to arrange an appointment.



Money Laundering Regulations

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Notes

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		60	76
(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 plus) 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	



Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

