

South Knighton Road South Knighton, 130 South Knighton Road, South Knighton, Leicester, LE2 3LQ



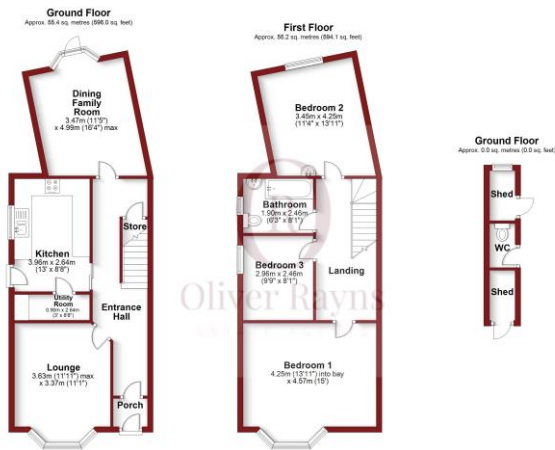
- Freehold
- Three Spacious Bedrooms
- Two Reception Rooms
- Sought After South Knighton Location
- End Terraced Villa
- Beautiful Rear Garden

We are pleased to present this charming end-terraced villa located in the heart of South Knighton. Nestled away from the road, this property offers spacious family living while preserving a wealth of delightful original features.

This property offers significant potential for a loft conversion, as seen with other homes on the same road, providing the opportunity for a buyer to transform it into a four-bedroom home.

To the front of the property is a paved area, ideal for potted plants and shrubs, which leads to the front door with a porch above and spy hole. This takes you into a small lobby area with a further part glazed door into the long entrance hall, which has a dark LVT flooring, carpeted stairs with wood banisters, wood handrail and storage cupboard beneath, as well as access to the reception rooms and kitchen.

Overlooking the front of the property is the living room which is a deep bay window that allows plenty of light to flood the room. The impressive coving, central ceiling rose and picture rails adds a wonderful charm to the room. To the rear of the property is the stylish dining room which also has a deep bay window with a glazed door leading into the rear garden. The decorative coving,



Whilst every effort has been made to ensure the accuracy of the floor plans, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and the guarantee of all elements can be given. All measurements include garages and outbuildings. Plans created using Planity.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. 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 any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Oliver Rayns Limited Registered Office Address: 106 Queens Road, Clarendon Park, Leicester LE2 3FL.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	