

Portsmouth Road
South Knighton, Leicester, LE2

Asking Price: £595,000



Oliver Rayns
ESTATE AGENTS



- Treasured Detached Family Home
- Four Spacious Bedrooms
- Spanning Over 1700 Sqft
- Potential To Extend STPP
- Sought After Location Of South Knighton
- No Onward Chain
- Situated In A Quiet Cul De Sac
- Driveway And Garage
- South Facing Garden
- Two Separate Reception Rooms

Lark Rise is a stunning Tudor-style detached family home that has been impeccably maintained throughout. Featuring four bedrooms, two reception rooms, and two bathrooms, this charming property is offered with no onward chain.



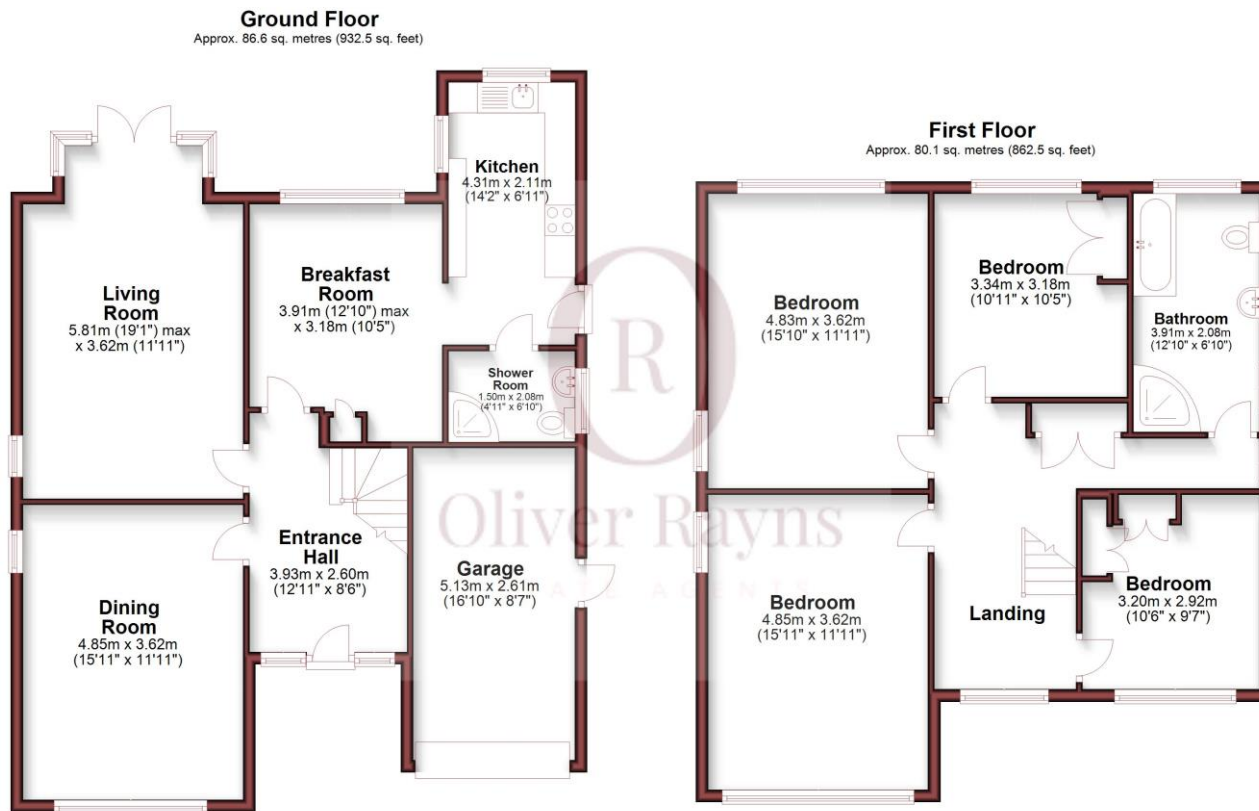
Situated in the popular residential area of South Knighton within a quiet cul-de-sac, we're delighted to offer for sale this attractive Tudor-style detached property which has been a much-loved family home for more than forty years. With wood floors, double glazing and ample room for an extension, there are two reception rooms, a fitted kitchen and separate breakfast room, four bedrooms, a shower room and bathroom, a garage, off-road parking and a landscaped garden. At the end of the hall is a charming breakfast room with a traditional tiled floor, ceiling-high storage cupboards along one wall and lovely views over the garden. To the right through an archway is the fitted kitchen which has a range of wall, base and drawer units with composite work surfaces and part-tiled walls above. Beneath the window is a one-and-a-half bowl enamel sink with a mixer tap. There is an integrated double oven, halogen hob and extractor hood above. There is also space for a washing machine and tumble dryer, while a part-glazed door takes you into the side access.

Off the kitchen is a fully tiled shower room with a low-level WC, a wash hand basin set into a vanity unit with cupboards below and a corner shower cubicle with a curved glass door.

From the entrance hall, the carpeted turned staircase with wood panelling and facing window lighting up the large first-floor landing leading to four double bedrooms, the family bathroom, the airing cupboard and access to the part-boarded loft. All the bedrooms benefit from fitted wardrobes and plenty of storage space.

The part-tiled family bathroom is a great size with a white suite comprising a panelled bath with a central mixer tap and hand shower, a low-level WC, separate shower cubicle, awash hand basin sitting centrally in a long vanity unit with ample storage space below, a wall-mounted bathroom cabinet and two tall heated ladder towel rails.






Total area: approx. 166.8 sq. metres (1795.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 illustration purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All measurements include garages and outbuildings.

Plan produced using PlanUp.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Oliver Rayns

106 Queens Road
Clarendon Park, Leicester, LE2 3FL
T: 01162 960 940
E: info@oliverrayns.com
www.oliverrayns.com

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