

Fairholme Road

West Knighton, Leicester, LE2 6GL

Asking Price: £350,000



Oliver Rayns
ESTATE AGENTS



- Fully Renovated Throughout
- South Facing Garden
- Integrated Kitchen
- Three Large Bedrooms
- Newly Fitted Bathroom
- Driveway And Single Garage
- Limited Onward Chain
- Sought After Location Of West Knighton
- Modern Open Plan Living

A beautifully renovated three-bedroom family home, thoughtfully designed throughout and offered with a limited onward chain.



Set back from the road and offering ample family accommodation is this delightful semi-detached property that sits in the heart of the sought-after West Knighton area on the outskirts of the City centre. Just a short distance from Chiltern Green Play Park and within easy reach of good schools, local shops and transport links, the property has been beautifully renovated by the current owners including rewiring, upgraded windows at the rear and a new boiler installed in the last four years. The impressive kitchen/dining room looks out over the south-facing garden at the rear and there is plenty of parking space at the front of the property.

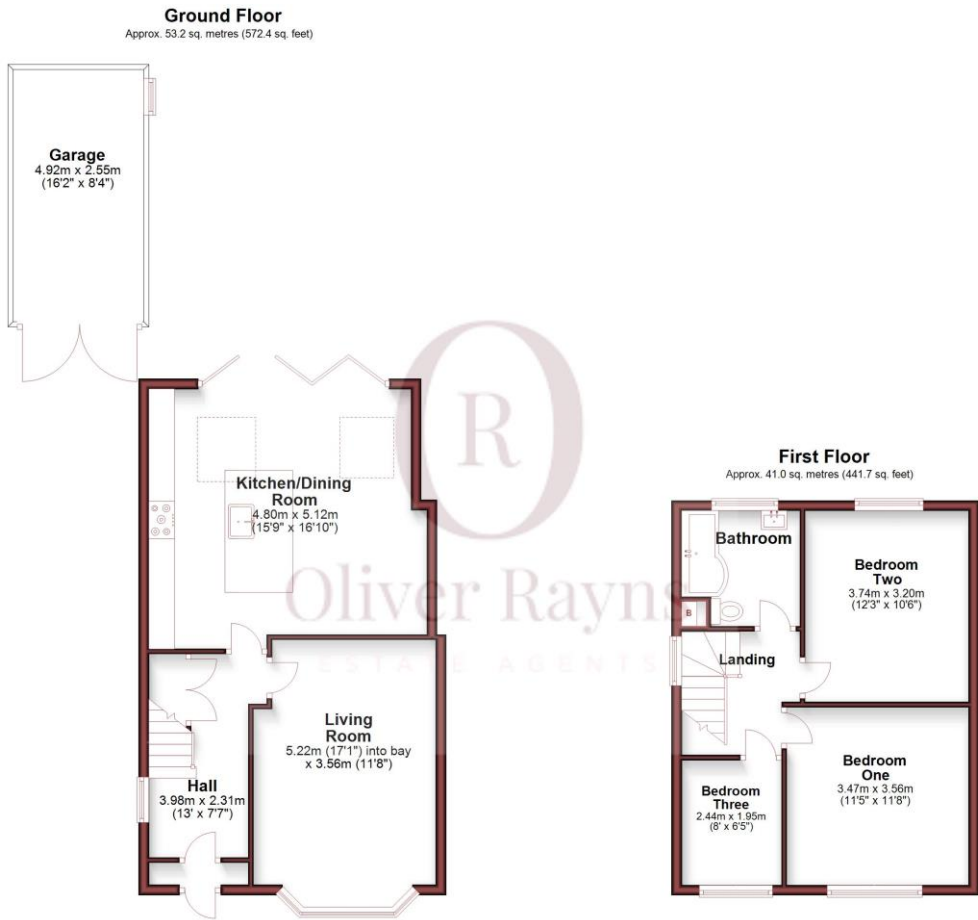
A paved driveway and path guide your approach to the property and a part-glazed door with windows on either side opens into a handy porch, ideal for coats and shoes. As you step into the entrance hall, you are immediately greeted by lots of space. There is a wood floor, which extends throughout the ground floor, with the stairs to the first floor on the left-hand side beneath which is a small utility area with space for a washing machine and storage.

On the right of the hall is the elegant living room with a deep bay window complete with a comfortable window seat that overlooks the front garden, which allows plenty of light to flood the room. Central to the room is the attractive dual-fuel log burner that's set into the fireplace and sits on a tiled hearth with a wooden mantel above.

At the rear of the property is the magnificent open-plan kitchen/dining room that is the hub of the home. Light pours through two skylights and full-width bifold doors that open out onto the terrace and there are also ceiling speakers. There is an extensive range of impressive soft close two-tone wall, base and drawer units with quartz work surfaces and upstands above. A central island contains an inset sink unit with a mixer tap, storage on one side and a breakfast bar on the other. Integrated appliances include a double oven with storage above and below, a gas hob with an extractor hood above, a dishwasher and a fridge/freezer. From the hall, carpeted stairs with a wood handrail takes you to the galleried first-floor landing with a facing window. There is access to three bedrooms, the third of which is currently being used as an office, the family bathroom and the fully boarded loft.

At the front of the property, there is a low wall and entrance onto a paved driveway providing off-road parking for two cars. On the right is the front garden with borders filled with well-established shrubs. To the left of the house is a wooden gate leading into the side access and the south-facing rear garden, which is bordered by newly-installed wood fence panelling. From the kitchen/dining room, bifold doors open onto a full-width and deep paved terrace, ideal for entertaining and family gatherings, complete with outside lighting and plug sockets. A low brick wall gives way to a paved path with a large lawned area on the right and a long, spacious wooden outbuilding on the left providing ample space for storage.





Total area: approx. 94.2 sq. metres (1014.1 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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