

Overdale Road
Knighton, Leicester, LE2 3YJ

Offers Over: £325,000



Oliver Rayns
ESTATE AGENTS



- A Fully Refurbished Family Home
- Three Good Sized Bedrooms
- Driveway For Two Vehicles
- Detached Garage With Electricity
- Newly Installed Double Glazing
- Fully Rewired In 2017
- South Facing Garden
- Energy Efficient LED Throughout
- Open Plan Living Dining
- Sought After Location Of Knighton

A beautifully modernised and fully renovated home, featuring a new central heating system and full rewiring, both completed in 2017. Recently upgraded with new double glazing in December 2023, the property also boasts an insulated and boarded loft with pull-down ladder, power, and lighting. Additional highlights include a Nest Thermostat, energy-efficient LED lighting throughout, off-street parking for two cars, and a detached garage with power. The south-facing garden and through-lounge provide the perfect space for relaxation and entertaining.

As you approach the property, you are greeted by stylish new double-glazed windows and front door, installed in 2023, with glass panels on either side. Stepping into the hall with a wood floor, the stairs with storage beneath are on the right while the double-aspect living/dining room is on the left.

A deep bay window overlooking the front allows light to flood the room and at the other end, French doors open onto the terrace and garden. At the end of the hall is the spectacular kitchen with a tiled floor, which has a range of bespoke wall, base and drawer units with composite work surfaces above. Under the window overlooking the garden is a one-and-a-half bowl enamel sink with a mixer tap.

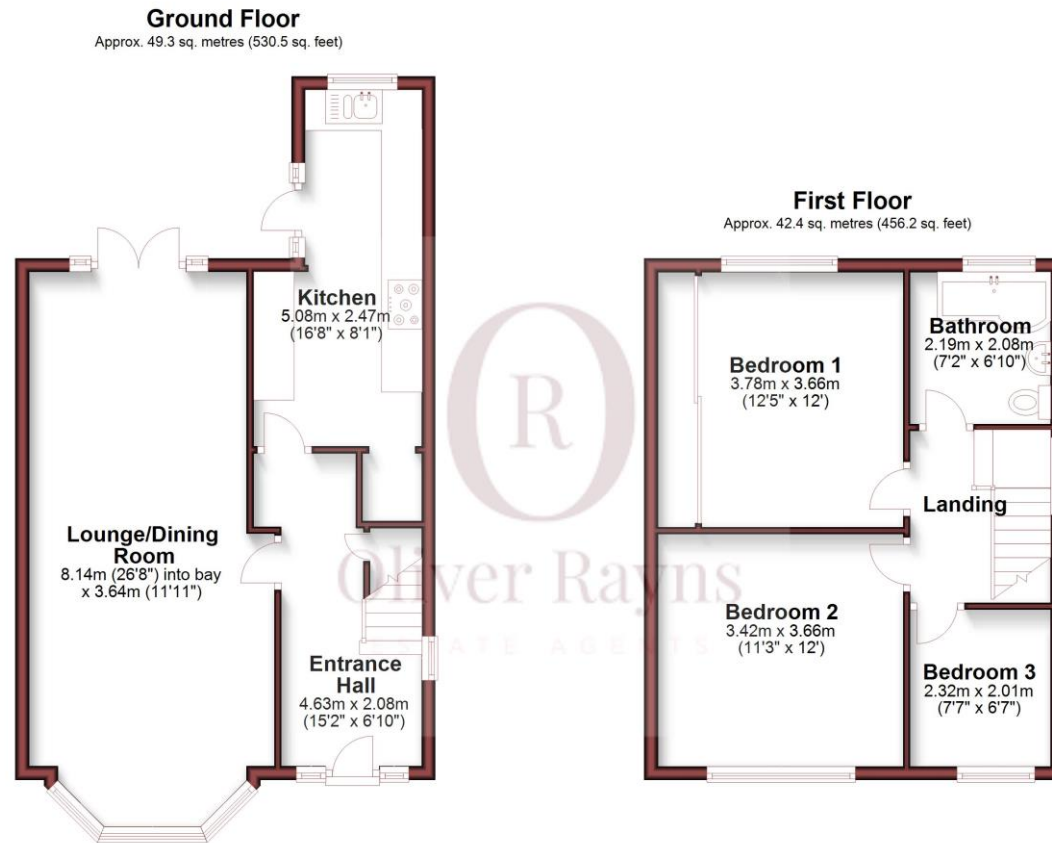
There is an integrated dishwasher and space for a fridge/freezer, while the Rangemaster stove with double oven and gas hob with a splashback behind and extractor hood above takes centre stage. A glazed door opens onto the terrace while an alcove off the kitchen houses the boiler and the washing machine.

From the entrance hall, the carpeted turned staircase with a wood balustrade and facing window lighting up the galleried landing, leads up to the first floor where you will find three bedrooms, the family bathroom and access to the fully boarded loft with access ladder, power and light. The principal bedroom has a range of fitted wardrobes with plenty of hanging and storage space, with mirror-fronted sliding doors. The luxury fully tiled family bathroom, which has been recently installed, has a low-level WC, a pedestal wash hand basin with a light mirror-fronted cabinet above, and a panelled bath with a wall-mounted rainfall shower and glass shower screen.

At the front of the property, a block paved driveway provides off-road parking for two cars and a side access guides you to the garage, with an up-and-over door as well as a pedestrian door, and the south-facing rear garden. An expansive paved terrace is ideal for family gatherings and entertaining, and leads onto a manicured lawn. Bordered by wood fence panels and a hedge at the end, this delightful south-facing garden offers plenty of space for kids to play and relaxing in the sunshine.







Total area: approx. 91.7 sq. metres (986.8 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.





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 