



**Goldhill Road South Knighton, 14 Goldhill Road,  
South Knighton, Leicester, LE2 3LE**

**Asking Price: £375,000**

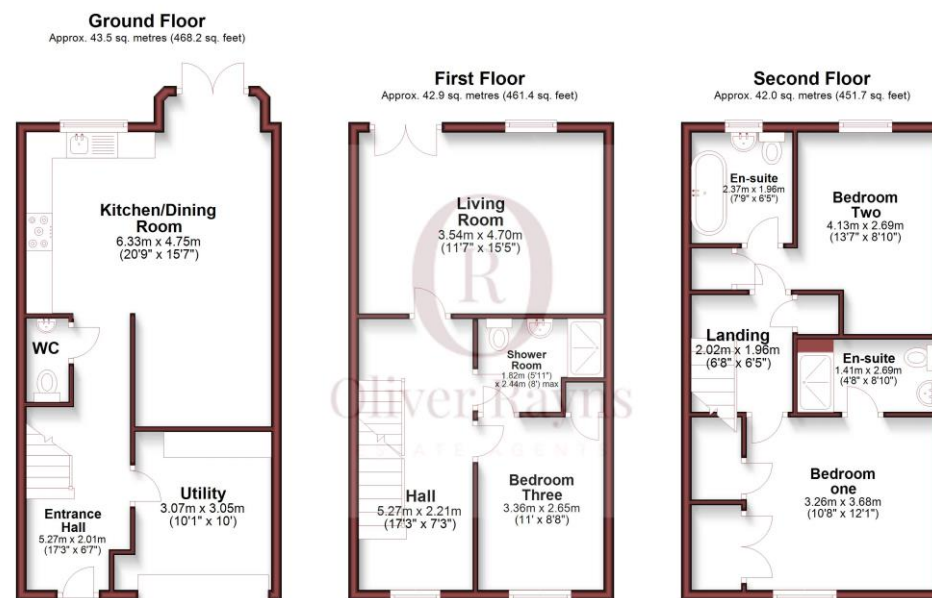
*Freehold*

# Goldhill Road South Knighton, 14 Goldhill Road, South Knighton, Leicester, LE2 3LE

Arranged over three floors with off-road parking, the property offers well-proportioned accommodation with a beautifully designed interior. Elegant wood effect floors grace the downstairs with a superb kitchen/dining room, a charming living room with views over the garden on the first floor, and two en suite bedrooms on the second floor.

The property is approached via a block-paved driveway to the front door, which opens into a long entrance hall with a wood effect, laminate floor. The stairs to the first floor are ahead of you, beneath which is a storage cupboard and the cloakroom with a low-level WC and wash hand basin. Immediately to the right as you enter is the utility room, which has wall and base units with work surfaces above, space and plumbing for a washing machine and space for a tumble dryer.

At the end of the hall is the fabulous kitchen/dining/family room with defined seating and dining areas, while glazed doors take you out to the terrace and garden. The fully fitted kitchen has a range of wall, base and drawer units with wood effect surfaces and part-tiled walls above. Under the window overlooking the garden is a one-and-a-half bowl single drainer enamel sink with a mixer tap, with a built-in dishwasher below and an integrated wine/drinks cooler to the right. To the left is the integrated double oven with a 5-ring gas hob and a built-in extractor hood above. The central island has plenty of storage



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.

- Freehold
- Stunning Semi-Detached Family Home
- Driveway Parking for Two Vehicles
- Three Double Bedrooms
- Sought After Location of South Knighton
- No Onward Chain
- Three Newly





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

## Oliver Rayns - Oliver Rayns

106 Queens Road  
Clarendon Park  
Leicester  
LE2 3FL

T: 01162 960 940  
E: [info@oliverrayns.com](mailto:info@oliverrayns.com)  
[www.oliverrayns.com](http://www.oliverrayns.com)

Oliver Rayns Limited Registered Office Address: 106 Queens Road, Clarendon Park, Leicester LE2 3FL.  
Registered in England No. 10608412. VAT No. 363319009.

### 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.