

**Macaulay Street**

**Knighton Fields, Leicester, LE2 7NJ**

Guide Price: £210,000 to £220,000



**Oliver Rayns**  
ESTATE AGENTS



- Mid Terraced Property
- Entrance Hallway
- Bay Fronted Living Room
- Fitted Kitchen Diner
- Garden Room
- Three Bedrooms
- Bathroom Suite & Shower
- Enclosed Rear Garden
- Available Chain Free
- Great Central Location

Situated in the thriving suburb of Knighton Fields on the outskirts of the city centre is this attractive mid terraced property offering the potential to extend (subject to planning permission).



Sitting on a popular residential no-through road, there is ample family accommodation including a kitchen/dining room, a conservatory/lean-to at the rear that could easily be repurposed, three bedrooms upstairs and with a good-sized garden.

The property is approached via a path to the covered porch and front door, which opens into the entrance hall. The stairs are in front of you and to the left is the wonderfully bright living room with a bay window that allows the light to flood into the room. A delightful feature of this room is the central gas coal effect fireplace on a hearth with a charming wood surround and mantel above, and there are fitted shelves in both alcoves on either side.

From the living room is access to the impressive kitchen/dining room with wood effect floor and a range of wall, base and drawer units with wood work surfaces and part-tiled walls above. Beneath the window overlooking the garden is a one-and-a-half bowl stainless steel sink with a mixer tap. There is space for a freestanding cooker, which has a built-in extractor hood above, as well as space for a washing machine and under-counter fridge and access to a handy walk-in pantry

A part-glazed door from the kitchen/dining room opens into the conservatory/lean-to at the rear, which has a beautiful red tiled floor, a part-glazed door to the outside and two wood doors, one to a WC and the other to a storage room.

From the entrance hall, the stairs lead up to the first-floor landing, where you will find two double bedrooms, a single bedroom, which is currently being used as an office, the family bathroom and access to the loft.

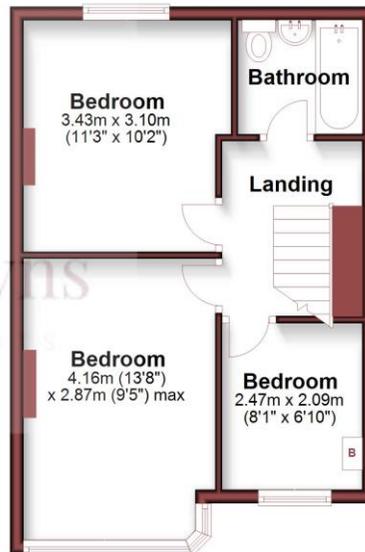
The fully tiled family bathroom has a white site comprising a panelled bath with a mixer tap and a wall-mounted electric shower, a low-level WC and a wall-mounted wash hand basin.



**Ground Floor**  
Approx. 46.2 sq. metres (497.0 sq. feet)



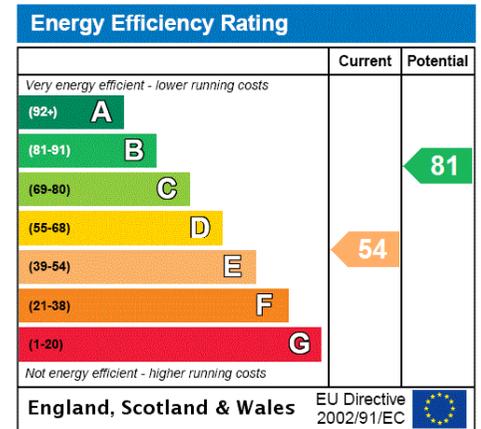
**First Floor**  
Approx. 37.0 sq. metres (398.6 sq. feet)



Total area: approx. 83.2 sq. metres (895.6 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.





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