



Oliver Rayns  
ESTATE AGENTS



**Wordsworth Road Knighton Fields, 71**  
**Wordsworth Road, Knighton Fields, Leicester,**

**Offers Over: £220,000**

*Freehold*



# Wordsworth Road Knighton Fields, 71 Wordsworth Road, Knighton Fields, Leicester, LE2 6ED

Tucked away on a quiet residential street in the popular Knighton Fields area of Wordsworth Road, this beautifully presented two bedroom mid terrace is perfect for first time buyers looking for their first home with style and substance.

Behind the new front door, the property opens into a welcoming dining room that is bright and spacious, ideal for entertaining or simply enjoying everyday meals, with natural light pouring in through the large window. You then connect to the living room, where the log burner adds a cosy focal point and plenty of character.

To the rear, the recently fitted Howdens kitchen is both practical and stylish, featuring wood worktops, modern wall and base units, and views out to the garden. It's a well thought out space with practicality in mind. Just beyond the kitchen, there's a useful utility area and a convenient downstairs WC. The kitchen opens out to a private rear garden featuring a blend of lawn and patio. There's plenty of space for potted plants or outdoor seating.

Upstairs, there are two comfortable double bedrooms, each with a calm, neutral decor that adds to the relaxing feel of the home. The bathroom is contemporary and well-appointed, with a clean, modern finish and both a bath and overhead shower. A recently installed boiler provides peace of mind, and the property benefits from double glazing throughout.

This delightful mid terraced is nestled within Knighton Fields, lying approximately a mile to the south of the city centre. The highly popular area offers local day-to-day shopping with a range of shops and restaurants along Welford Road as well as an abundance of trendy bars and restaurants found on the Queens Road in neighbouring Clarendon Park.

The city centre, professional quarters and mainline railway station are only a short distance away, down Welford Road (A5199), which also offers excellent public transport links. The property is excellently situated for both of Leicester's universities, Leicester Royal Infirmary and good schooling for all ages.

- Freehold
- Popular Knighton Fields Location
- Two Spacious Reception Rooms
- Low Maintenance Private Garden
- Recently Renovated Throughout
- New Boiler
- First Floor WC
- Ideal First Time Purchase
- Victorian Mid Terrace Home
- Two Double Bedrooms
- Outdoor Shed



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Planity







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	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.