

Goldhill Road
South Knighton, Leicester, LE2 3LE

Offers Over: £350,000



Oliver Rayns
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FOR SALE
oliverajns.com

- Immaculately Presented Three Storey Townhouse
- Highly Sought After South Knighton Location
- Flexible And Versatile Living Layout
- Spacious Open Plan Kitchen And Dining Area
- Private Rear Garden With Lawn And Patio
- Integral Garage With Conversion Potential
- Master Bedroom With Modern En Suite
- Three Double Bedrooms
- Driveway For Two Vehicles
- No Onward Chain

An immaculately presented three storey townhouse in the sought after South Knighton area, offering a flexible layout, modern finishes, and generous living space. Features include an open-plan kitchen/diner, private rear garden, integral garage, three double bedrooms, two en-suites, and a contemporary main bathroom.

This immaculately presented three storey townhouse offers a superb combination of generous living space, a flexible layout, and high-quality modern finishes. Arranged over three levels, the home provides a contemporary standard of living, making it an excellent choice as a first home, a base for a growing family, or a property with adaptable spaces for work; in the highly desirable area of South Knighton.

Upon entry, a welcoming hallway with patterned tiled flooring leads through the ground floor living. Positioned at the front, the integral garage provides valuable storage for vehicles and household items, with the flexibility to convert into an additional reception room, home office, or part-storage, part-living space if desired. A contemporary ground floor WC is set off the hallway before reaching the open-plan kitchen and dining area to the rear. This well-proportioned space is fitted with a range of cabinetry and work surfaces, incorporating integrated appliances and ample room for a dining table. Full-height French doors open directly onto the rear garden, allowing for an excellent connection between indoor and outdoor living. The garden is of a good size, enclosed for privacy, and laid out with a paved seating terrace and lawn, offering a practical and versatile outdoor space.

The first floor has been thoughtfully designed. To the rear of the property is a generously sized reception room, enjoying an abundance of natural light from large windows and offering an inviting space for relaxation, with balcony views providing a pleasant outlook. The décor features a statement wall paired with soft carpeting for a warm yet stylish feel. To the front sits the master bedroom, complete with newly fitted carpets and a brand-new en-suite shower room finished to a high standard with modern tiling and quality fittings. Bespoke shutters have been fitted to all windows throughout the property, adding both privacy and light control.

The top floor continues the feeling of space, offering two further generously proportioned double bedrooms, both of which enjoy plenty of natural light and flexibility for use as guest rooms, children's bedrooms, or home working spaces. One of these bedrooms also benefits from its own en-suite shower room.

Completing the home is the main bathroom, which has been fitted with a sleek, contemporary suite including a stunning freestanding bathtub – the perfect place to unwind at the end of the day. The bathroom's stylish patterned floor tiling adds to its luxurious feel.

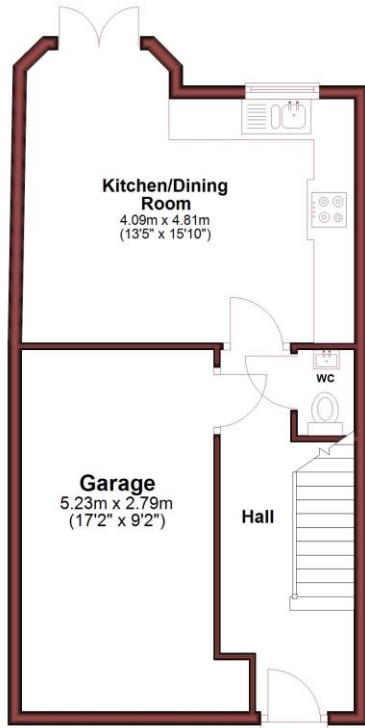
Externally, the property benefits from an attractive frontage with a block-paved driveway providing parking for two vehicles. To the rear, the garden enjoys a private and enclosed aspect, thoughtfully landscaped with a combination of a paved terrace for seating and a lawned section, creating a versatile outdoor space.





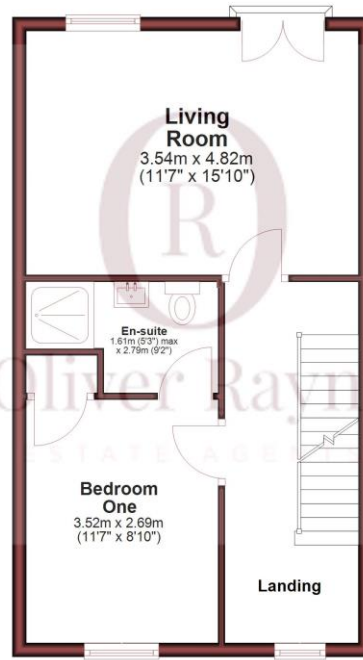
Ground Floor

Approx. 43.9 sq. metres (472.8 sq. feet)



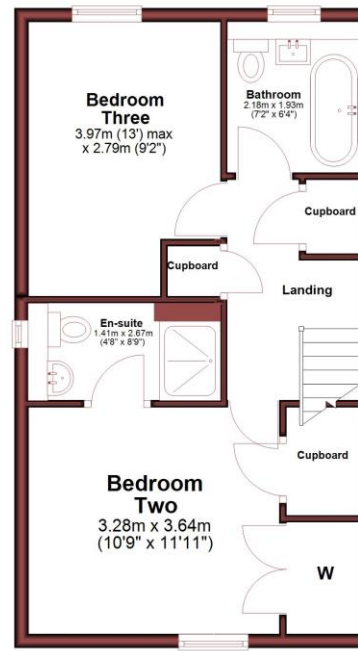
First Floor

Approx. 42.4 sq. metres (456.2 sq. feet)



Second Floor

Approx. 42.5 sq. metres (457.6 sq. feet)



Total area: approx. 128.8 sq. metres (1386.6 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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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