

**Westgate Road
Knighton, Leicester**

Asking Price: £395,000



Oliver Rayns
ESTATE AGENTS



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For Sale



- Three Bedroom Semi Detached Home
- Spacious Kitchen Dining Area With Skylights Above
- Two Separate Reception Rooms Offering Flexible Living
- Modern Family Bathroom With Contemporary Tiled Finish
- Bright Bay Fronted Living Room
- Versatile Loft Room Ideal As Fourth Bedroom Or Office
- Private Rear Garden With Patio And Lawn Area
- Ground Floor Office And WC
- Well Presented Throughout With Neutral Interior Finishes
- Located In Sought After Knighton

Set back behind a low brick wall, this bay-fronted semi-detached home is arranged as a three-bedroom property with an additional fourth room, offering a well-balanced layout and a welcoming frontage.

Entering the property, a central hallway provides access to a front reception room, a study and a conveniently positioned downstairs WC. The principal reception room is set to the front, centred around a bay window that draws in excellent natural light and creates a bright, inviting space. The study sits just off the main circulation, offering a more private and considered area, ideal for home working.

To the rear, the house opens into a striking open-plan living kitchen dining space, thoughtfully designed as the social heart of the home. This room is notably bright and airy, enhanced by overhead skylights and wide openings that allow natural light to flood in throughout the day. The layout seamlessly incorporates cooking, dining and relaxed seating areas, creating a highly versatile environment suited to both everyday living and entertaining. Large doors open directly onto the garden, reinforcing the connection between inside and out and lending a strong sense of flow, particularly during the warmer months.

The first floor comprises three bedrooms and a bathroom with a separate WC. The principal bedroom spans the front elevation and benefits from fitted storage, while the second bedroom is a well-proportioned double overlooking the rear. A third bedroom offers flexibility as a nursery, dressing room or home office. The bathroom is traditionally arranged, featuring a bath with shower over and basin, with a separate WC located adjacent.

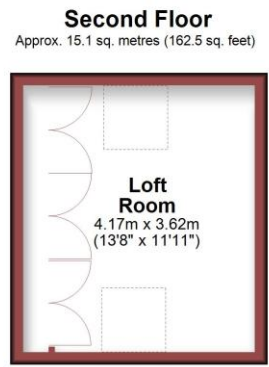
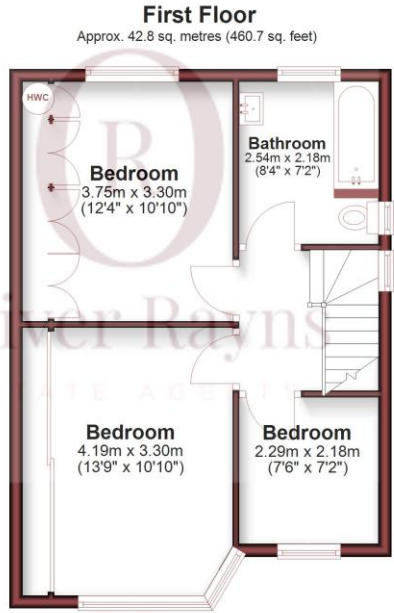
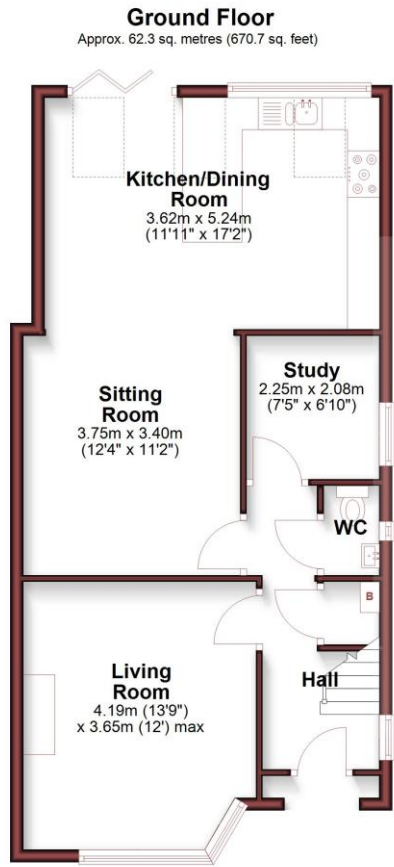
From the landing, stairs rise to a loft room, providing a generous additional space with skylights and useful eaves storage. This adaptable room lends itself to a variety of uses, whether as a bedroom, workspace or hobby area.

Externally, the rear garden is mainly laid to lawn with a patio seating area, enclosed by fencing and designed for ease of maintenance, offering a practical and private outdoor space.

Overall, the house presents a well-considered layout across three levels, combining a formal front reception with an impressive open-plan living space to the rear, complemented by a versatile loft room above.







Total area: approx. 120.2 sq. metres (1294.0 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	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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