

**Goldhill Gardens**  
**South Knighton, Leicester**

Asking Price: £350,000



**Oliver Rayns**  
ESTATE AGENTS



- Sought After South Knighton Location
- Spacious Four Bedroom Townhouse
- Arranged Over Three Floors
- Generous Corner Plot Position
- Large Private Rear Garden
- Principal Bedroom With En Suite
- Integral Garage And Off Road Parking
- Versatile Ground Floor Bedroom
- Excellent Access To Leicester University And Queens Road
- No Onward Chain

**Spacious four bedroom townhouse in sought after South Knighton occupying a generous corner plot with large private garden, en suite, garage, parking and no onward chain.**

Located in the highly desirable South Knighton and occupying a generous corner plot, this spacious four bedroom townhouse is offered to the market with no onward chain and provides versatile living space arranged over three floors.

With off road parking, an integral garage and a particularly large rear garden, the property is ideal for families and professionals seeking a well positioned home close to the city centre, Leicester University and the fashionable Queens Road shopping parade.

The property is approached via a driveway leading to the front entrance door, which opens into a welcoming hallway with stairs rising to the upper floors. To the left is the integral garage, while to the rear of the ground floor is a useful utility room, shower room and a versatile bedroom or study overlooking the garden, ideal for guests, home working or additional living space.

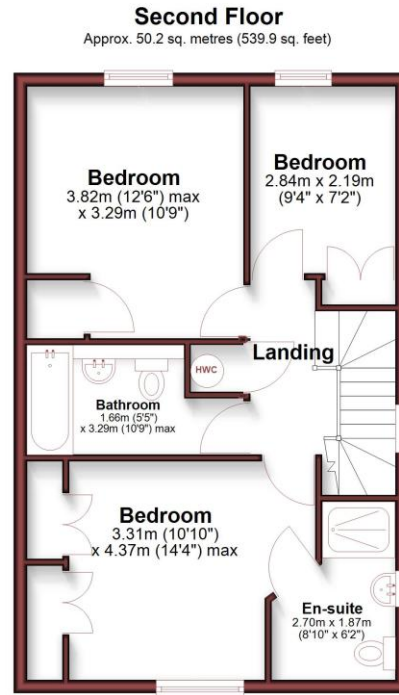
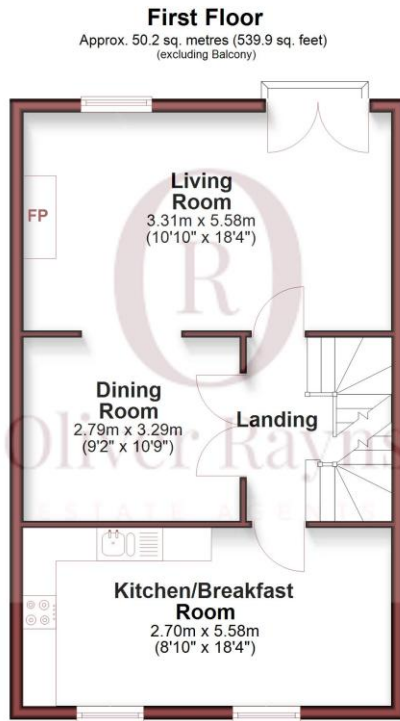
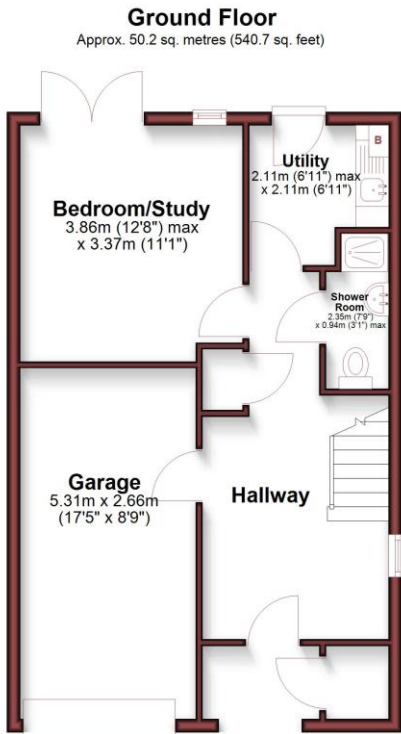
The first floor offers excellent entertaining space with a spacious living room featuring an attractive fireplace and opening through to the dining area, creating a light and sociable layout. To the rear is the kitchen breakfast room, fitted with a range of wall and base units, integrated oven and gas hob, tiled flooring and ample space for dining, with windows allowing plenty of natural light throughout.

On the second floor are three further bedrooms and the family bathroom. The principal bedroom benefits from fitted wardrobes and an en suite shower room, while the remaining bedrooms are well proportioned and served by the main bathroom fitted with a bath, wash hand basin and WC. A particular feature of the property is the impressive rear garden which enjoys a private and leafy outlook. Mainly laid to lawn with patio seating areas, it provides excellent outdoor space for entertaining, families and keen gardeners alike. Gated side access leads to the front where there is additional parking and access to the garage.

Situated within one of Leicester's most sought after residential areas, this attractive home combines space, practicality and location, all offered to the market with the added benefit of no onward chain.







Total area: approx. 150.5 sq. metres (1620.5 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		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Oliver Rayns

106 Queens Road  
 Clarendon Park, Leicester, LE2 3FL  
 T: 01162 960 940  
 E: info@oliverrayns.com  
 www.oliverrayns.com

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