

Northcote Road Knighton, Leicester

Asking Price: £325,000



Oliver Rayns
ESTATE AGENTS



Oliver Rayns
ESTATE AGENTS

FOR SALE

oliverayns.com

- Traditional Semi-Detached Home
- Driveway And Garage
- Two Well Proportioned Reception Rooms
- Fitted Kitchen Breakfast Room With Garden Access
- Three Bedrooms Including Principal Room With Fitted Wardrobes
- Family Bathroom With Separate Shower Enclosure Fitted
- Additional Ground Floor WC
- Offered To The Market With No Onward Chain
- Sought After Location Of Knighton
- Close To Local Amenities And Excellent Transport Links



Traditional three-bedroom semi-detached home in highly regarded Knighton, offered with no onward chain, benefiting from a garage and driveway.

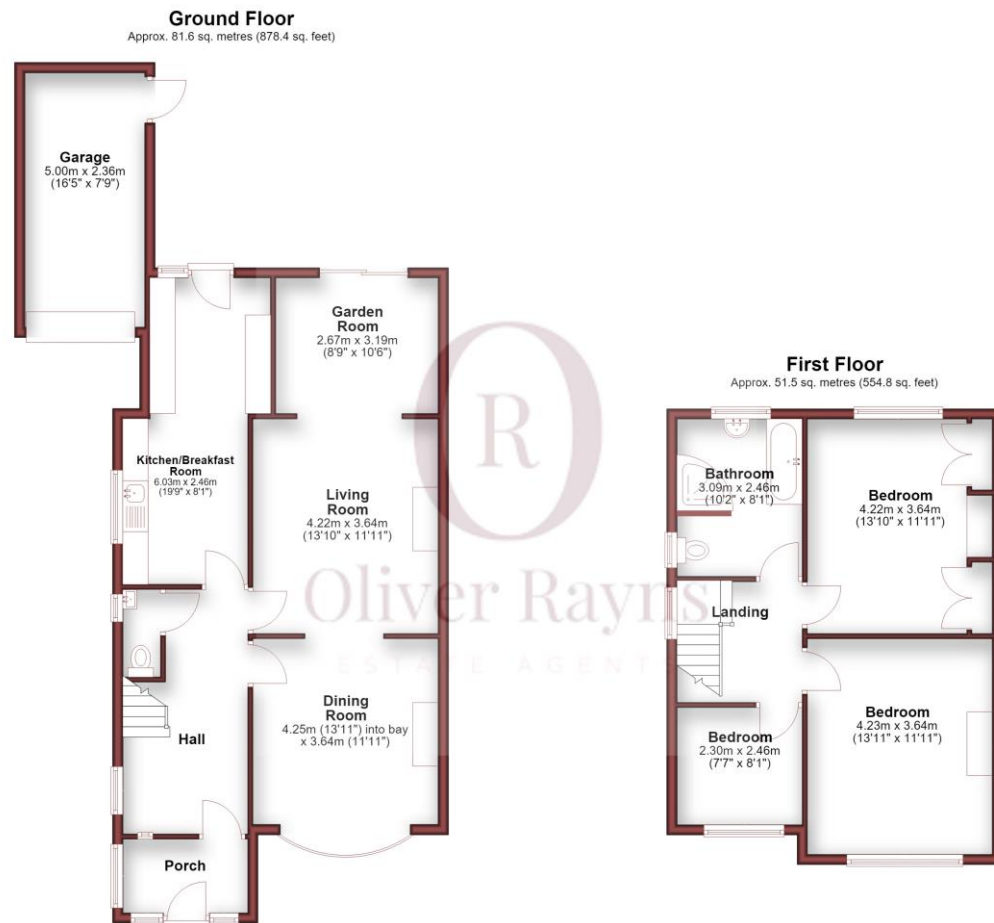
A traditional 1930s semi-detached home combining classic tudor-style elevations with a driveway, garage and generously proportioned rooms throughout. The property sits behind a neat frontage of clipped box hedging and lavender, with a paved and shingle driveway providing off-road parking and leading to the integral garage, while a covered porch shelters the glazed front door.

Inside, the entrance hall leads through to two well-proportioned reception rooms. The main living room is centred around a feature fireplace and flows through an open archway into a bright garden room, currently arranged as an informal dining and sitting space with garden views on two sides. A separate, more formal dining room sits to the front of the house, again with its own fireplace and a wide bay window that fills the room with natural light, making it equally suited to entertaining or everyday family life. The kitchen/breakfast room runs along the rear of the property, fitted with cream gloss units, wood-effect worktops, a gas hob and space for a breakfast table, and connects conveniently through to the garden room beyond. A ground floor WC completes the downstairs accommodation.

Upstairs, the landing gives access to three bedrooms, including a well-proportioned principal room and a second double with a decorative fireplace surround and fitted wardrobes, plus a smaller third room currently used for storage and ideal as a study or nursery. These are served by a family bathroom fitted with a panelled bath, a separate curved shower enclosure with glass block screening, a pedestal basin and low-level WC.

The enclosed rear garden is a real highlight, laid mainly to lawn and bordered by mature planting, with a paved seating area, established shrubs and a brick outbuilding offering useful additional storage or workshop space, all accessed via a gravelled side path. Offered with no onward chain, this is a well-maintained family home.





Total area: approx. 133.2 sq. metres (1433.3 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		78 C
55-68	D	61 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

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

