



**FOR SALE**

2 Bed Detached Bungalow in Welford Road, Knighton, LE2 6EL

**Offers Over £450,000**



## PROPERTY FEATURES

- No Chain
- Substantial Plot
- Detached
- Bungalow
- Two Bedrooms
- Popular Location
- Tandem Garage
- Utility Room
- Shower Room
- Call To View

## FULL DESCRIPTION

### SUMMARY

\*\*\* No Chain \*\*\* Substantial detached bungalow built in 1948 and occupying a larger than average plot. The accommodation comprises porch, entrance hall, lounge, breakfast kitchen, dining room, three bedrooms, shower room, utility room, separate w.c., tandem garage, extensive rear garden and ample off road parking. Properties of this quality and size are few and far between.

### PORCH

With tiled floor and walls.

### ENTRANCE HALL

With parquet Oak floor, hive thermostat, radiator, coving to the ceiling and access to the loft. The loft is boarded with a drop down ladder. The hallway also has a walk in cloakroom which houses the boiler.

### DINING ROOM

13' 6" plus bay x 11' 2" max (4.11m x 3.4m) With bay window to the front elevation, Oak floor, fireplace, coving to the ceiling and radiator.

### LOUNGE

13' 11" x 11' 11" (4.24m x 3.63m) With Oak flooring, fireplace, coving to the ceiling, radiator and patio doors to the rear garden.

### GARDEN ROOM

11' 5" x 6' 8" (3.48m x 2.03m) With French doors to the rear garden, radiator and window to the rear elevation.

### KITCHEN/BREAKFAST ROOM

10' 9" x 10' 3" (3.28m x 3.12m) Comprising base and wall



# Phillips George



mounted units with Oak work surfaces and under unit lighting, breakfast bar, sink unit with drainer, built in appliances to include dishwasher, fridge, freezer, grill, oven, 5 ring gas hob and extractor hood, tiled splash backs, spotlights, tiled floor, window to the rear elevation and radiator.

## **UTILITY ROOM**

*7' 6" max x 6' 8" max (2.29m x 2.03m)* Being fully tiled and with base units, sink unit, plumbing for washing machine, extractor fan, tiled floor, door to side entry, door to the rear garden and window to the side elevation.

## **WC**

Being fully tiled and with low flush w.c., spotlights and tiled floor.

## **BEDROOM**

*13' 5" x 11' 11" (4.09m x 3.63m)* With a selection of built in wardrobes and drawers, Oak floor, picture rail, window to the side elevation and radiator.

## **BEDROOM**

*11' 9" max x 7' (3.58m x 2.13m)* With a selection of wardrobes, drawers and cupboards, Oak floor, radiator and window to the side elevation.

## **SHOWER ROOM**

*8' 10" x 6' 10" (2.69m x 2.08m)* Being fully tiled and comprising double walk in shower cubicle, wash hand basin, bidet, low flush w.c., heated towel rail, tiled floor and window to the side elevation.

## **TANDEM GARAGE**

*33' 11" x 7' 11" (10.34m x 2.41m)* With multi door to the front (either single opening or up and over garage door), light, power, ample storage, two separate doors to the rear garden and 3 windows.

## **OUTSIDE**

The front of the property is block paved to provide ample off road parking. The rear garden is larger than average and is mainly laid to lawn with a patio area, mature flower beds, garden pond, shed and a hedged and fenced surround. Overall the garden is mature throughout and has been very well maintained.

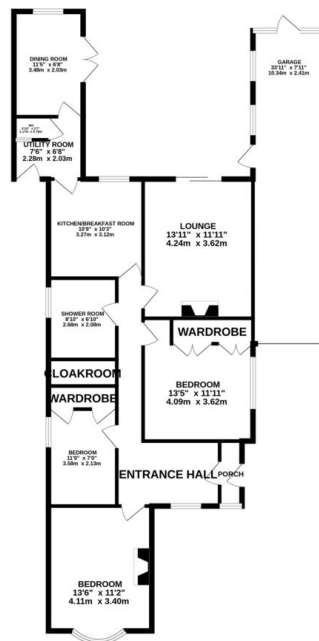




Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR  
1321 sq. ft. (122.8 sq. m.) approx.



TOTAL FLOOR AREA: 1321 sq. ft. (122.8 sq. m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

