



FOR SALE

£575,000

4 Bed Detached Bungalow in Chapel Lane, Knighton, Leicester, LE2 3WE



PROPERTY FEATURES

- Detached Period Bungalow
- Flexible Living Accommodation
- Multiple Reception Rooms
- Spacious Breakfast Kitchen
- Conservatory/Garden Room
- Three/Four Bedrooms
- Family Bathroom
- Large Established Rear Garden
- Ample Off-Road Parking
- Scope For Extension STPP

FULL DESCRIPTION

SUMMARY

Rarely available in this highly sought location, situated on a large plot, this sizeable detached home offers flexible living, multiple reception rooms and well-proportioned room sizes over a single storey. This well presented home has deep frontage, scope for extension (STPP) and an extremely private zoned rear garden. The accommodation briefly comprises: Entrance porch, lounge, an open plan living/diner, breakfast kitchen, conservatory, utility cupboard, a further reception room/bedroom, three further double bedrooms and family bathroom. Outside there is ample off-road parking, a well-maintained front garden, garage and large rear garden

ENTRANCE PORCH

12' 9" x 3' 9" (3.89m x 1.14m) Accessed via a UPVC double glazed door. UPVC double glazed picture window to front aspect. Tiled flooring. Door through to: Living room.

LOUNGE

13' 9" x 13' 9" (4.19m x 4.19m) UPVC double glazed bay window to front aspect. UPVC double glazed window to side aspect. Feature fireplace (Open) with capped gas point. Wall lighting. TV point. 2 x Radiators.

FAMILY ROOM

13' 7" x 12' 8" (4.14m x 3.86m) Wooden framed leaded window to front aspect. Vaulted, beamed ceiling. Archway leading through to: Dining area. Wall lighting. Feature open fireplace. Radiator.

DINING AREA

13' 3" x 8' 6" (4.04m x 2.59m) UPVC double glazed sliding patio doors out to: Conservatory/Garden Room. Door through to: Breakfast kitchen. Radiator.





BREAKFAST KITCHEN

13' 9" x 13' 3" (4.19m x 4.04m) Having a selection of fitted base and wall units with a 'Corian' worktop over plus a central breakfast bar providing a seating area. There is a 1 1/2 bowl stainless steel sink with drainer, a high level double electric fan assisted oven, induction hob extractor, a fully integral fridge, freezer and dishwasher. UPVC double glazed window to rear aspect. Door to: Rear porch. LED spotlights. Tiled splashback. Tiled flooring. Radiator.



REAR PORCH

10' 9" x 3' 3" (3.28m x 0.99m) Can be accessed directly from the kitchen or externally via UPVC double glazed door. Door to: Study/Bedroom Four and to utility cupboard.

STUDY/BEDROOM FOUR

18' 8" x 6' 10" (5.69m x 2.08m) UPVC double glazed 'French' doors into: Conservatory/Garden Room. UPVC double glazed window to rear aspect. Two high level windows to front and side aspect. LVT flooring. Radiator.



CONSERVATORY/GARDEN ROOM

26' 7" x 12' 8" (8.1m x 3.86m) Brick-built base with UPVC double glazed windows. Two doors out to: Rear garden. Tiled flooring. Power and lighting.

INTERNAL HALLWAY

Doors off to: Bedrooms, bathroom and WC.

BEDROOM ONE

13' 9" x 13' 9" (4.19m x 4.19m) UPVC double glazed bay window to front aspect. UPVC double glazed window to side aspect. A selection of fitted wardrobes, drawers and dressing table with LED spotlights over. Radiator.



BEDROOM TWO

13' 4" x 9' 9" (4.06m x 2.97m) UPVC double glazed window to side aspect. Built-in wardrobes with sliding doors. Radiator.

BEDROOM THREE

12' 8" x 9' 9" (3.86m x 2.97m) UPVC double glazed windows to side aspects. A selection of built-in wardrobes, drawers and dressing table. 2 x Radiators.

BATHROOM

9' 8" x 5' 7" (2.95m x 1.7m) Comprising: Low level WC and wash hand basin within a fitted vanity unit, double corner

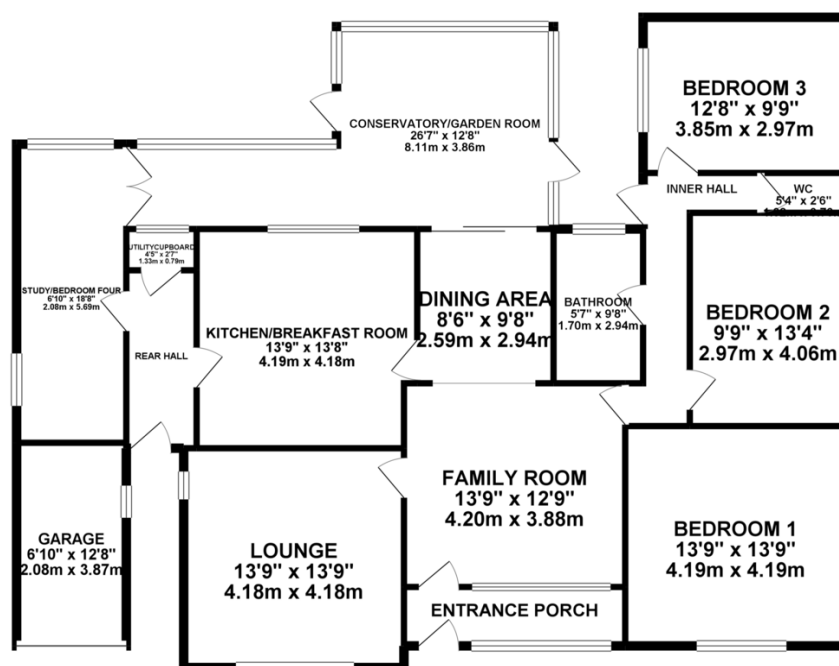




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR 1765.45 sq. ft.
(164.02 sq. m.)



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.

