



**7 Ryde Avenue, Knighton, Leicester, LE2 3RD**

Guide price £525,000

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An immaculately presented, recently refurbished, four double bedroom detached family home, offered to the market with no upward chain, in the highly desirable and convenient suburb of Knighton. The vast ground floor accommodation comes in the form of sitting room leading to living room, dining room leading to garden room, an office and a newly fitted breakfast kitchen with high specification integrated appliances. To the first floor are four double bedrooms and two bathrooms. Set on a large corner plot offering a block paved driveway and landscaped rear gardens that back onto a natural spinney. EPC D.





## Fully refurbished four bedroom detached family home

### **Storm Porch**

0.91 x 0.81 (3'0" x 2'8")

Accessed through exposed brick archway, ceiling light point and tiled flooring.

### **Entrance Hall**

3.63 x 2.12 (11'11" x 6'11")

Accessed via domed timber door with chrome fittings opening into a large Entrance Hall with ceiling pendant, chrome socket and switch plates, alarm control panel, wooden flooring, contemporary tubular radiator and timber staircase with contemporary style spindles rising to first floor with large understair cupboard.

### **Downstairs WC**

3.14 x 1.19 max (10'4" x 3'11" max)

Inset spotlights, floor to ceiling tiled walls, under floor heated tiled flooring and a two piece suite comprising of a low flush WC and wash hand basin set on vanity unit with chrome contemporary taps over.

### **Office**

4.55 x 2.43 (14'11" x 8'0")

A converted garage with inset spotlights, obscure uPVC double glazed windows to side aspect, uPVC door with obscure double glazed inserts to side access, radiator, laminate flooring and a range of built in units offering cupboard and drawer storage and housing meters and fuse box.

### **Kitchen**

4.52 x 3.70 (14'10" x 12'2")

A newly fitted white high gloss kitchen offering a range of floor and wall units providing a range of cupboard and drawer storage solutions. A range of integrated newly fitted appliances including an AEG fridge and freezer, Miele electric oven, Miele electric combo microwave oven, Miele dishwasher, AEG washer dryer and Lamona wine fridge. Black granite worktop with splashbacks and sunken chrome sink with chrome mixer tap over and a matching central island with a five ring gas Miele hob and extractor hood over. Inset spotlights, uPVC double glazed bay window to front aspect, uPVC double glazed window to side aspects, chrome sockets and switch plates, under floor heated tiled flooring, feature glass sliding doors to Entrance Hall and Garden Room.

### **Sitting Room**

3.61 x 3.35 (11'10" x 11'0")

Sliding glass doors to Entrance Hall and Dining Room, ceiling pendant, wall light points, chrome sockets and switch plates, contemporary gas fire, timber flooring and an open archway with steps leading down to Living Room.

### **Living Room**

5.64 x 4.31 (18'6" x 14'2")

A large Living Room with ceiling pendant, uPVC double glazed window to side aspect overlooking raised deck and uPVC double glazed domed window overlooking rear garden, chrome sockets and switch plates and two full height contemporary radiators.

### **Dining Room**

4.18 x 3.35 (13'9" x 11'0")

With feature glass sliding doors to Entrance Hall and Sitting Room, ceiling pendant, wall light points, uPVC double glazed windows and doors opening onto raised decked area, timber flooring, chrome sockets and switch plates and full height contemporary radiator and open archway into Garden Room.

### **Garden Room**

4.28 x 2.64 (14'1" x 8'8")

Inset spotlights, chrome sockets and switch plates, underfloor heated tiled flooring, contemporary gas fire, sliding glass door to Kitchen and uPVC double glazed windows, ceiling panes and french doors opening onto decking.

### **First Floor Landing**

Two ceiling pendants, chrome inset spotlights, chrome sockets and switch plates, obscure uPVC double glazed window to front aspect on half landing and contemporary tubular radiator.

### **Master Bedroom**

5.09 x 3.43 (16'8" x 11'3")

Ceiling pendant, inset chrome spotlights, contemporary full height radiator, chrome sockets and switch plates, uPVC double glazed window to side aspect, uPVC double glazed french doors opening onto timber decked balcony with chrome railings and a range of newly fitted wardrobes offering shelf and hanging storage.

### **Ensuite**

2.60 x 2.29 (8'6" x 7'6")

A contemporary bathroom suite offering inset chrome spotlights, floor to ceiling tiled walls, under floor heated tiled flooring, obscure uPVC double glazed window to rear aspect, built in storage cupboard, chrome heated towel rail and a three piece bathroom suite comprising of low flush WC, Porcelanosa wash hand basin set in vanity unit with glazed top and chrome mixer tap over and walk-in wet room shower with full height glazed rear and side panels and multifunctional mixer shower offering rainhead and body jet showering options.

### **Bedroom Two**

4.31 x 3.87 (14'2" x 12'8")

Inset chrome spotlights, uPVC double glazed windows to rear and side aspects, contemporary tubular radiator, chrome sockets and switch plates and a range of fitted wardrobes offering hanging and shelf storage solutions.

### **Bedroom Three**

6.33 x 3.58 max (20'9" x 11'9" max)

Inset chrome spotlights, uPVC double glazed windows to front and side aspects, two contemporary tubular radiators, chrome sockets and switch plates and staircase rising to Loft Dressing/ Games Room with built in wardrobes below.

### **Loft Dressing / Games Room**

3.57 x 2.16 max (11'9" x 7'1" max)

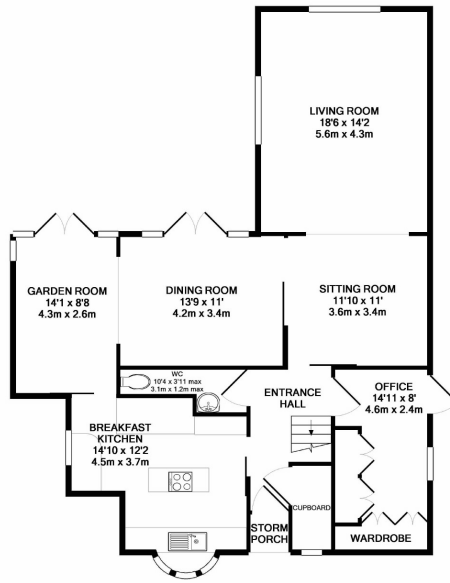
Wall light point, radiator, access to eaves storage, with restricted head height, two Velux windows and exposed ceiling beams.

### **Bedroom Four**

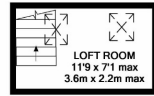
3.55 x 3.29 (11'8" x 10'10")

Ceiling light point, uPVC double glazed windows to side aspect, full height contemporary radiator, chrome sockets and switch plates and a range of fitted wardrobes offering hanging and shelf storage solutions.

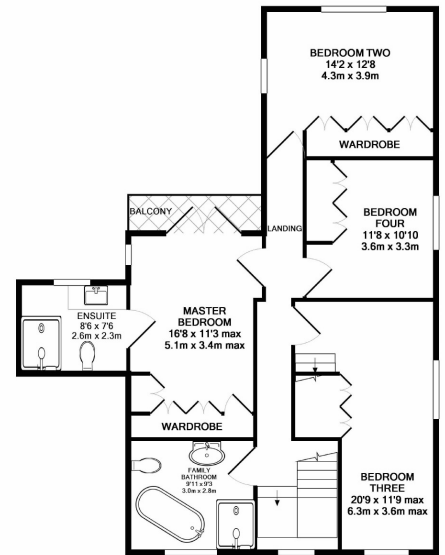




GROUND FLOOR  
APPROX. FLOOR  
AREA 1087 SQ. FT.  
(100.9 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 83 SQ. FT.  
(7.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 992 SQ. FT.  
(92.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 2162 SQ. FT. (200.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative 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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### Family Bathroom 3.01 x 2.82 (9'11" x 9'3")

Inset spotlights, obscure uPVC double glazed window to front aspect, floor to ceiling tiled walls with built in tiled shelving, tiled flooring, heated towel rail and a four piece bathroom suite comprising of large contemporary oval bath with chrome mixer tap over, corner shower cubicle with rainhead shower, low flush WC and pedestal wash hand basin set in vanity unit with chrome mixer tap over.

### Outside

To the front of the property is a block paved driveway with timber fencing to both sides, timber gates offering access to both sides and double timber doors previously offer access to now converted garage.

To the rear is a large timber decked seating area with metal railings and metal awning with plastic roof, outside power and lighting. Steps lead down to large fully fenced rear garden with landscaped lawns and stoned borders with paved path all around, additional outside lighting and power sockets, mature trees and shrubs and spinney area to the rear.

### Property Information Pack

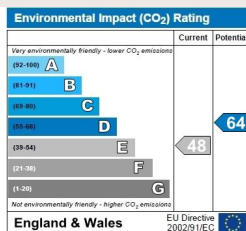
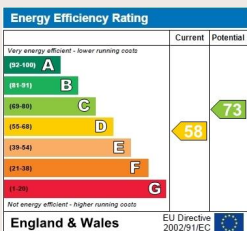
An Information pack containing detailed information about the property, history and other useful information is available from the office. Please enquire on 0116 2705900 to request a copy.

### Viewings

Viewings are to be strictly by appointment only with Fothergill Wyatt on 0116 2705900. Alternatively, further details can be found on the website and you can register with us at [www.fothergillwyatt.com](http://www.fothergillwyatt.com)

### Directional Note

Leaving the City Centre take the A6 London Road. Continue beyond the Victoria Park roundabout remaining on the London Road. Continue straight over the cross road traffic lights at the Knighton Road/Stoughton Road junction and turn right onto Shanklin Drive and left onto Ventnor Road, take the first right onto Ryde Avenue where the property can be found at the rear of the cul-de-sac as indicated by the agents For Sale board.



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### Fothergill Wyatt

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