



58 ASQUITH BOULEVARD

KNIGHTON, LEICESTERSHIRE

JAMES  
SELICKS

ESTATE AGENTS & CHARTERED SURVEYORS

SALES LETTINGS SURVEYS MORTGAGES

## 58 Asquith Boulevard

Knighton  
Leicester LE2 6FA

£330,000

A spacious four bedroom detached family home having been extended to the rear, offering well-presented accommodation, within walking distance of the popular Knighton Park.

Porch | entrance hall | shower room | front reception room | extended rear reception room | kitchen | covered side lobby | four double bedrooms | family bathroom | block paved driveway | single garage | good-sized lawned rear gardens | brick store | EPC-D

### LOCATION

Knighton is located to the south of Leicester city centre where Asquith Boulevard can be found giving excellent access to the M1/M69 Motorway networks along with excellent access into the cities professional quarters and mainline railway station.

### ACCOMMODATION

The property is entered via a porch and uPVC double glazed front door into an entrance hall with a radiator and stairs to the first floor. A ground floor shower room with a white three piece suite comprising low flush WC, wash hand basin with cupboard under, shower cubicle, storage cupboard, chrome heated towel rail and uPVC double glazed window to the side elevation. The front reception room boasts a gas flame effect fire with a stone fireplace surround, radiator and uPVC double glazed window to the front elevation. The extended rear reception room has two radiators, uPVC double glazed window to the rear elevation and uPVC double glazed French doors to the side elevation.

The kitchen has a good range of beech effect eye and base level units and drawers, breakfast bar, stainless steel sink with mixer tap over, integrated dishwasher, electric oven, five ring gas hob with stainless steel extractor over, plumbing for automatic washing machine, uPVC double glazed window to rear elevation and door to covered side lobby.

To the first floor is a landing with radiator and uPVC double glazed window to the side elevation giving access to the master bedroom which boasts built-in wardrobes with part mirrored fronts, radiator and uPVC double glazed window to front elevation. Bedroom two has built-in wardrobes with cupboards over, radiator and uPVC double glazed window to rear elevation. Bedroom three has built-in wardrobes and drawers, radiator and uPVC double glazed windows to front and side elevations. Bedroom four has built-in wardrobes and cupboards, radiator and uPVC double glazed window to the rear. The family bathroom completes the accommodation with a white three piece suite comprising low flush WC, wash hand basin with cupboards under, corner bath with shower attachment over, chrome heated towel rail and uPVC double glazed window to the side elevation.

### OUTSIDE

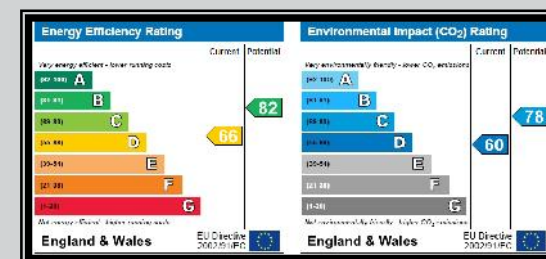
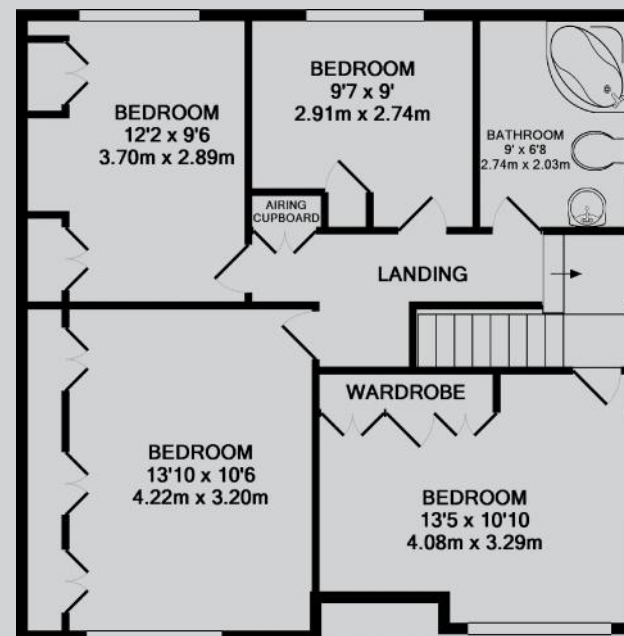
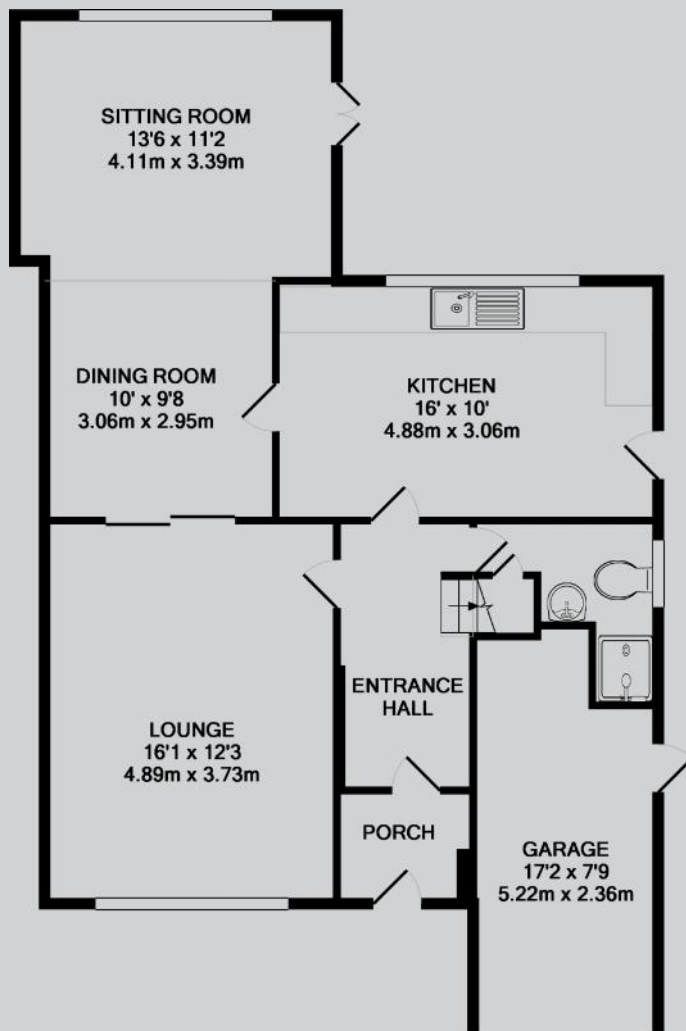
To the front of the property is a block pave driveway providing access to a single garage and covered side area. To the rear are good-sized gardens, mainly laid to lawn with patio entertaining areas and a brick store.

### DIRECTIONAL NOTE

Proceed out of Leicester via the A50 Welford Road, eventually bearing right at the traffic light complex into Asquith Way and first left into Asquith Boulevard where the property can be located a little way down on the left hand side.







**58 Asquith Boulevard, Knighton, Leicester LE2 6FA**  
**Total Approximate Gross Internal Floor Area = 1514 SQ FT / 140.7 SQ M**  
 Measurements are approximate. Not to scale. For illustrative purposes only.



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#### Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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