

phillips george

sales & lettings



Carisbrooke Road, South Knighton
Leicester, LE2 3PH

Guide Price £425,000

Property Features

- Four Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Kitchen / Diner / Lounge
- Entrance Hall
- Detached Garage
- Off Road Parking
- Private Garden
- Very Desirable Location
- Available To View Immediately

Full Description

ENTRANCE HALL

With entrance via porch and glazed doors, leading to hallway with black and white tiled flooring, coving, radiator to the side elevation, thermostat, stairs to first floor and access to living room, sitting room and lounge / kitchen / diner.

LIVING ROOM

18' 2" x 11' 5" (5.54m x 3.48m)

With double glazed bay window to the front elevation, double glazed sliding door to the rear elevation, radiators to both front and back elevations, engineered oak flooring, TV point.

SITTING ROOM

11' 4" x 11' 2" (3.45m x 3.4m)

With double glazed bay window and radiator to the front elevation, fitted cupboards.

LOUNGE

13' 10" x 11' 4" (4.22m x 3.45m)

With coving, spotlights, vertical radiator to the side elevation, opening into the kitchen and dining area by way of extension.

KITCHEN/DINER

17' 6" x 14' 3" max (5.33m x 4.34m max)

With double glazed doors to the rear elevation, double glazed windows to the rear and side elevations, twin Velux skylights, partial wooden and tiled flooring, floor and wall mounted units, work top surface, sink, plumbing for dishwasher, points for gas hob and electric oven, spot lighting.

UTILITY AREA

6' 10" x 4' 3" (2.08m x 1.3m)

With sliding door, plumbing and electrics for washing machine, dryer, refrigerator and freezer.

MASTER BEDROOM

12' 6" x 11' 5" (3.81m x 3.48m)

With double glazed bay window and radiator to the front elevation.



BEDROOM TWO

7' 9" x 6' 10" (2.36m x 2.08m)

With double glazed window to the front elevation, radiator to the side elevation, fitted wardrobe.

BEDROOM THREE

11' 4" x 11' 2" (3.45m x 3.4m)

With double glazed bay window and radiator to the front elevation, coving.

BEDROOM FOUR

12' 4" x 11' 4" (3.76m x 3.45m)

With double glazed window to the rear elevation, radiator to the front elevation, coving, TV point, fitted wardrobes.

FAMILY BATHROOM

7' 8" x 6' 10" (2.34m x 2.08m)

With double glazed window to the rear elevation, floor to ceiling tiled splash back, low flush WC, mains powered shower over bath, wash basin on plinth, spot lighting, extractor fan, heated towel rail.

SECOND BATHROOM

7' 10" x 6' 1" (2.39m x 1.85m)

With double glazed window to the rear elevation, shower cubicle with mains powered shower, bath, floor to ceiling tiled splashback, heated towel rail, extractor fan.

LANDING

With coving and access to loft via hatch.

OUTSIDE FRONT

To the front of the property is an attractive low maintenance garden bordered by brick wall with access being provided by an iron gate and paved pathway.

OUTSIDE REAR

To the rear of the property is an attractive private garden and outdoor dining area, detached single garage accessed via wooden gates and providing off road parking for an additional vehicle and a mixture of courtyard and lawn. The garden has brick planters to the side with mature shrubs and is bordered by wooden fencing.

DISCLAIMER & IMPORTANT INFORMATION

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Current money laundering regulations require us to confirm proof of identity and residency of anyone intending to purchase. We ask for your co-operation in providing the necessary documentation in order to avoid delays in agreeing the sale.

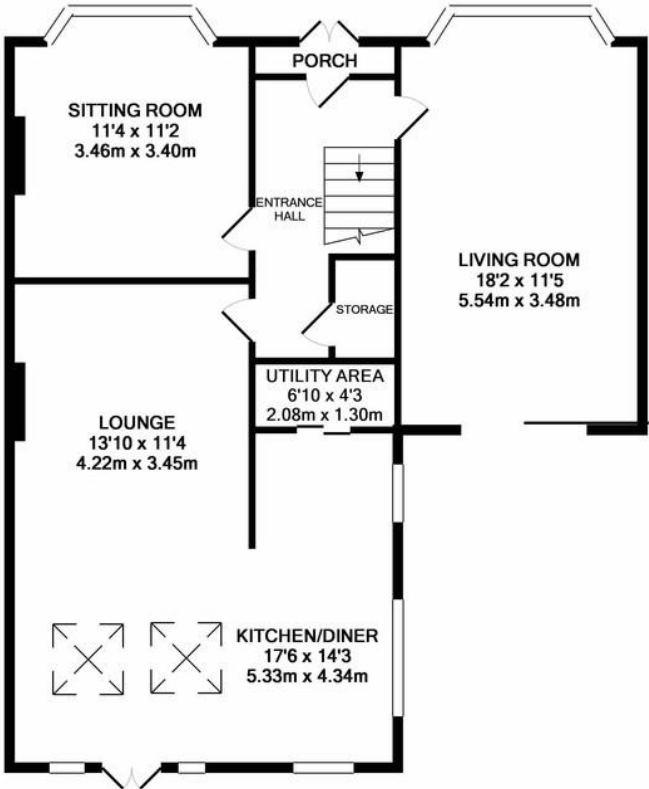


EPC Rating

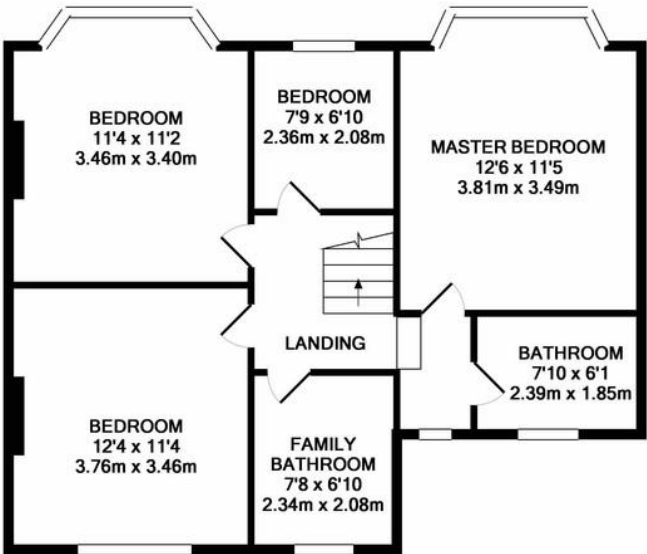
Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Floorplan



GROUND FLOOR
APPROX. FLOOR
AREA 838 SQ.FT.
(77.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 651 SQ.FT.
(60.5 SQ.M.)

FLOORPLAN BY PHILLIPS GEORGE ESTATE AGENTS
TOTAL APPROX. FLOOR AREA 1489 SQ.FT. (138.4 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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