



Larchwood Close

West Knighton, Leicester, Leicestershire ,
LE2 6HZ

Offers Over £360,000

Kings are delighted to present this LOVELY 5 Bed semi detached house for sale in a quiet and private cul-de-sac in the very sought after area of WEST KNIGHTON. In close proximity to lots of local amenities including local schools, shops and places of worship. CALL KINGS FOR VIEWINGS.



Property Features

- VERY SOUGHT AFTER AREA
- Close to Local Schools
- 5 BEDROOMS
- Well Presented Throughout
- SEMI DETACHED
- Rear Garden
- OFF ROAD PARKING FOR MULTIPLE CARS
- Great Transport Links
- UPVC Double Glazed
- CALL KINGS FOR VIEWINGS

Full Description

Kings are delighted to present this LOVELY 5 Bed semi detached house for sale in a quiet and private cul-de-sac in the very sought after area of WEST KNIGHTON.

In close proximity to lots of local amenities including local schools including Lancaster Academy and Sir Jonathon North College, as well as shops and places of worship.

Offering off road parking for multiple cars, rear garden and 3 reception rooms including a conservatory.

CALL KINGS FOR VIEWINGS.

ENTRANCE HALL

12' 5" x 7' 1" (3.79m x 2.18m)

UPVC front door leading into property with wood effect laminate laid to floor, ceiling light, radiator fitted to wall,

wooden doors leading into adjacent rooms and carpeted stairs leading up to first floor.

LIVING ROOM/ DINING ROOM

22' 10" x 12' 2" (6.96m x 3.71m)

Wooden door leading into living room/ dining room with wood effect laminate laid to floor, 2 ceiling lights, radiators fitted to wall, wooden door leading into kitchen, sliding patio doors leading out into conservatory and UPVC double glazed bay window.

KITCHEN

15' 1" x 10' 4" (4.62m x 3.17m)

Wooden door leading into kitchen with ceramic tiles laid to floor, ceiling light, radiator fitted to wall, fully fitted wooden units with granite effect worktops, stainless steel sink with mixer tap, integrated 5 hob gas oven with matching extractor fan, dishwasher, washing machine and dryer, UPVC double glazed window and back door leading out into rear garden.

RECEPTION ROOM

7' 3" x 8' 6" (2.21m x 2.60m)

Wooden/ glass double doors leading into reception room with wood effect laminate laid to floor, ceiling light, radiator fitted to wall, and UPVC double glazed window.

CONSERVATORY

8' 1" x 10' 9" (2.48m x 3.30m)

Sliding double glazed patio doors leading into conservatory with wood effect laminate laid to floor,



ceiling light, radiator fitted to wall, UPVC double glazed French doors opening out into the rear garden and UPVC double glazed windows.

DOWNSTAIRS BATHROOM

8' 4" x 5' 5" (2.56m x 1.67m)

Wooden doors leading into downstairs bathroom with ceramic tiles laid to floor, walls fully tiled, ceiling light, heated towel rail fitted to wall, W/C, hand wash basin and glass panel walk in shower with shower fitted to wall and UPVC double glazed frosted window.

BEDROOM 1

11' 3" x 13' 10" (3.44m x 4.24m)

Wooden door leading into bedroom 1 with wood effect laminate laid to floor, ceiling light, radiator fitted to wall, fitted wardrobes, wooden door leading into ensuite and 2 UPVC double glazed windows.

ENSUITE

3' 10" x 7' 4" (1.18m x 2.26m)

Wooden door leading into conservatory with wood effect laminate laid to floor, ceiling light, radiator fitted to wall, W/C, hand wash basin, stand in shower cubicle with glass shower screen and UPVC double glazed window.

BEDROOM 2

8' 3" x 10' 3" (2.54m x 3.13m)

Wooden door leading into bedroom 2 with wood effect laminate laid to floor, ceiling light, radiator fitted to wall, fitted wardrobes and UPVC double glazed window.



BEDROOM 3

11' 5" x 8' 5" (3.48m x 2.59m)

Wooden door leading into bedroom 3 with wood effect laminate laid to floor, ceiling light, radiator fitted to wall, fitted wardrobes and UPVC double glazed window.

BEDROOM 4

9' 4" x 11' 1" (2.87m x 3.38m)

Wooden door leading into bedroom 4 with wood effect laminate laid to floor, ceiling light, radiator fitted to wall, fitted wardrobes and UPVC double glazed window.

BEDROOM 5

5' 10" x 8' 0" (1.78m x 2.46m)

Wooden door leading into bedroom 5 with wood effect laminate laid to floor, ceiling light, radiator fitted to wall and UPVC double glazed window.

FAMILY BATHROOM

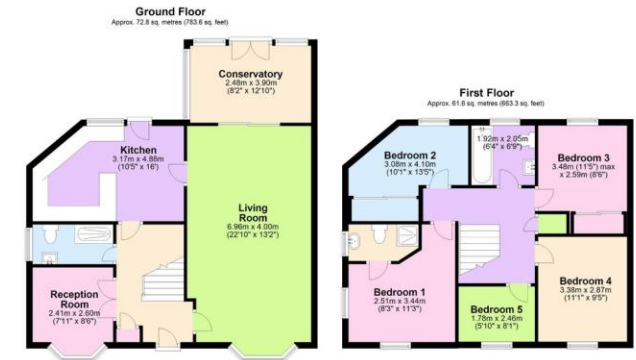
6' 3" x 6' 8" (1.92m x 2.05m)

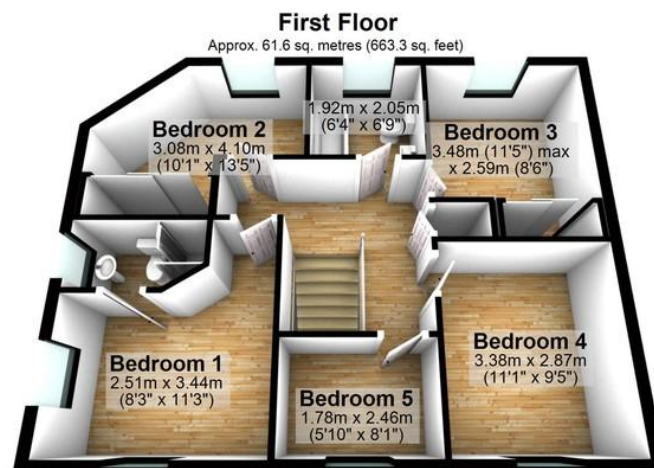
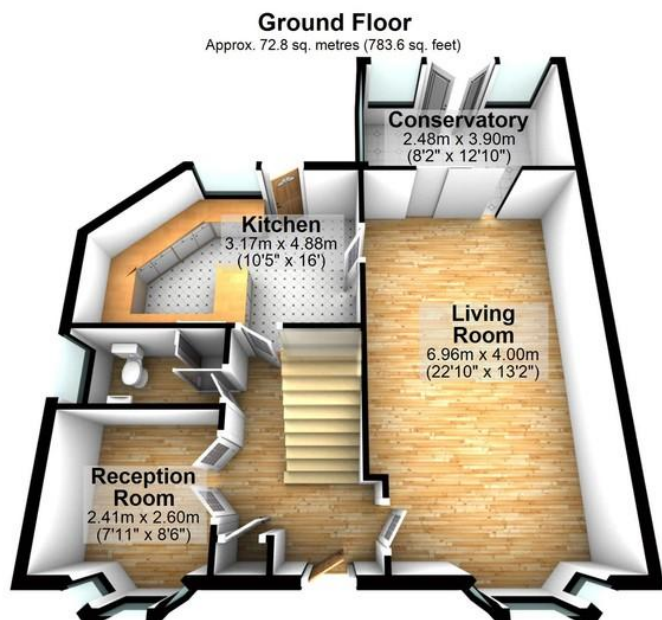
Wooden door leading into family bathroom with ceramic tiles laid to floor, walls fully tiled, ceiling light, radiator fitted to wall, W/C, hand wash basin, bath tub with shower from tap fitted to wall and UPVC double glazed frosted window.

OUTSIDE

To the front of the property there is a large driveway with enough space for potentially 5 cars, there is access down the side of the property with a wooden gate opening up into the rear garden. The rear garden is fully enclosed with wooden fencing with a patio area outside the kitchen door making for a nice seating

area.





Total area: approx. 134.4 sq. metres (1446.9 sq. feet)

Further information:

Money laundering regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

OFFER CHECKLIST

- Proof of ID
- Proof of Address
- Bank Statement/proof of funds
- Solicitors contact details
- Letter to Confirm Offer

A Finders Fee may be payable.

Tenure: Freehold

Local Authority:

Council Tax Band: Band

Viewings: By appointment only

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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

