



Knighton Fields Road East
Knighton Fields, Leicester, LE2 6DR

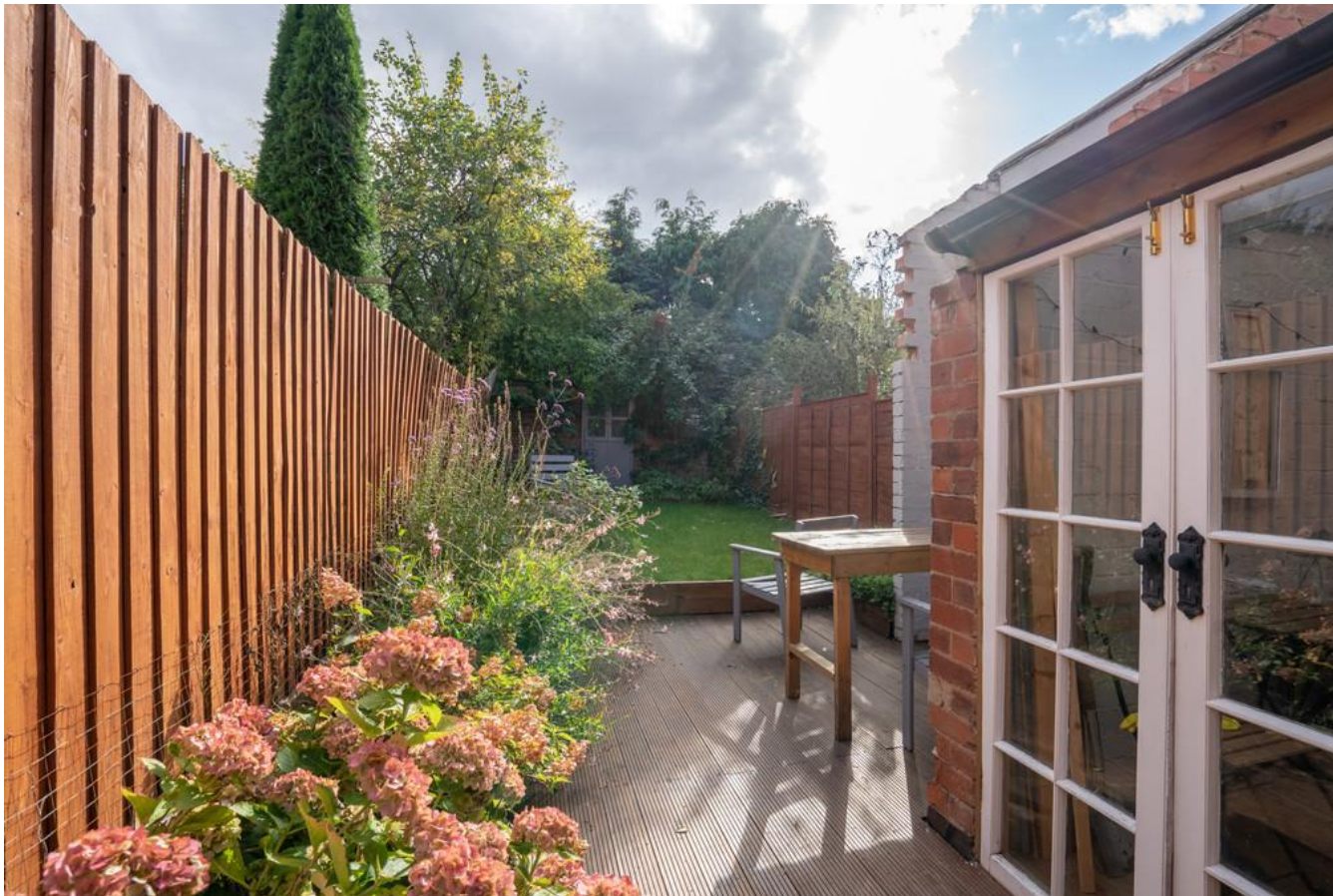


A particularly attractive two double bedroom Victorian terraced, with pleasant garden, retaining original features while offering modern accommodation, ideal for a first purchase or investment.



- Victorian Mid-Terraced Property
- Well Presented Throughout
- Two Double Bedrooms
- Bay Fronted Reception Room
- Kitchen With Belfast Sink
- Large Upstairs Bathroom
- Delightful, Private Garden
- Ideal First Purchase Or Investment
- Highly Popular Knighton Fields Location
- Excellent Access Links To Universities And Hospitals





Property

This delightful Victorian property offers the ideal opportunity for a first time buyer or investor with its traditional accommodation immaculately maintained and boldly decorated throughout. The rear offers scope for extension subject to relevant planning permission.

The front door grants access into the bay fronted dining room with the original built in cupboard, decorative coving to the ceiling, and a central fireplace with timber surround sat atop a raised tiled hearth. A rear lobby, with understair cupboard, opens into the living room enjoying the rear aspect and a modern fireplace. Continuing through, the kitchen is found, fitted with a range of modern grey shaker style base units with a beech worktop encompassing a Belfast sink with mixer tap over and a recess providing plumbing for a utility appliance. The opposite side offers a further complimenting storage unit with space for a freestanding fridge freezer and cooker.

The upper floor boasts two double bedrooms with the bedroom to the rear offering a large built in storage cupboard. Each bedroom shares use of the large bathroom with stripped timber flooring comprising a bath with shower over, wash hand basin, and WC.

Outside

The front of the property sits behind low level brick walling with shallow steps leading to the entrance door.

To the rear is a delightfully maintained rear garden enjoying high levels of privacy thanks to the timber fencing, brick walling, and mature trees to the rear. A good sized decking area leads to a slightly raised lawn and provides the ideal space for relaxing and entertaining through the warmer months.

Location

This delightful home is located on Knighton Fields Road East in Knighton Fields, lying approximately a mile to the south of the city centre. The highly popular area offers local day-to-day shopping with a range of shops and restaurants along Welford Road as well as an abundance of trendy bars and restaurants found on the Queens Road in neighbouring Clarendon Park.

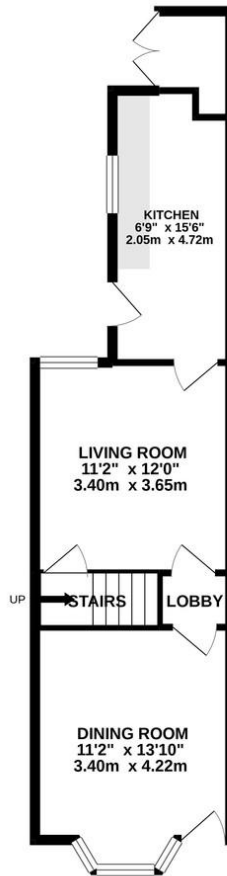
The city centre, professional quarters and mainline railway station are only a short distance away, down Welford Road (A5199), which also offers excellent public transport links. The property is excellently situated for both of Leicester's universities, Leicester Royal Infirmary and good schooling for all ages.

Viewings and Directions

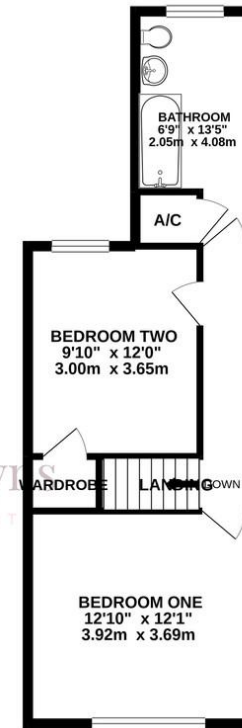
Strictly by appointment only through the sole agent Oliver Rayns.

Postcode for Sat Nav: LE2 6DR

GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.

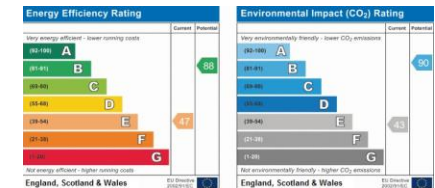


1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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