



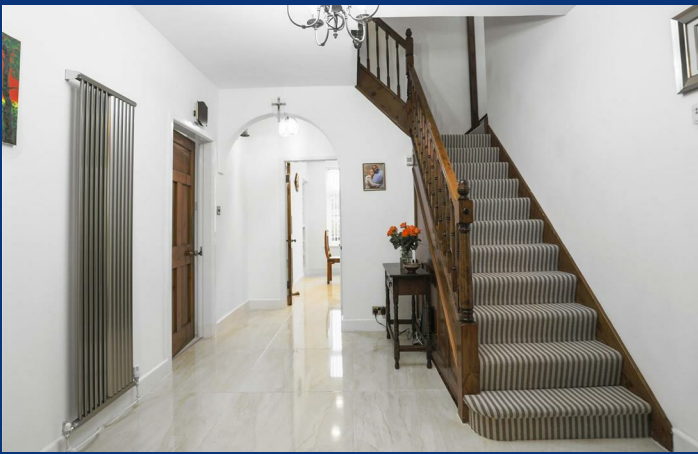
537 WELFORD ROAD, KNIGHTON, LEICESTER, LE2 6FN

OFFERS AROUND £550,000

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

RURAL • COMMERCIAL • ESTATE AGENTS • LETTINGS • PLANNING AND DEVELOPMENT • SURVEYING



Delightful detached family home with self-contained annexe located within the highly regarded and fashionable city suburb of Knighton. This property has been substantially improved by the current owners offering a wealth of accommodation over two floors. The property presents spacious accommodation with a light and airy feel and is positioned on a superb size plot offering excellent potential for extension to the rear providing additional accommodation (subject to necessary planning consent). The main accommodation includes an entrance vestibule, a welcoming entrance hallway, guest W.C, spacious lounge/diner with bay window, breakfast kitchen, first floor landing with four bedrooms (master bedroom has en-suite bathroom) and family bathroom. The well-presented annexe includes an entrance area, open plan living/dining/kitchen, ground floor shower room, first floor landing with two bedrooms and W.C. Outside enjoys frontage with in-and-out driveway, garage and a good size mature rear garden.

LOCATION

This property lies on Welford Road A5199 some two miles south from the centre of Leicester, handy for the nearby local shops on Welford Road, Queens Road and in nearby Leicester and Wigston, together with Fosse Park shopping centre. The property is also within minutes' walk of Knighton Park together with shopping parade in neighbouring

Clarendon Park with its specialist shops, bars, boutiques and restaurants. The area has reputable local & public schools including Overdale Infant and Junior Schools and nursery day-care, Leicester City Centre and the University of Leicester, Leicester Royal Infirmary and Leicester General Hospital. For the commuter the nearby ring road provides access to junction 21 of the M1 and M69 and Leicester has rail services to London St Pancras International.

VIEWING & DIRECTIONAL NOTE

All viewings should be arranged through Andrew Granger & Company 0116 2429922. The property can be approached by proceeding southbound via Welford Road (A5199) where the property can be easily identified by an Andrew Granger & Co for sale board.

ACCOMODATION IN DETAIL

GROUND FLOOR

PORCH

UPVC double glazed windows and Upvc double glazed entrance door.

ENTRANCE HALLWAY

Stairs rising to first floor landing, stained glass/leaded windows and hard wooden entrance door to front, tiled flooring, feature upright radiator, doors to reception rooms and Guest W.C.

GUEST CLOAKS/W.C

Fitted with a two piece suite comprising of wash hand basin and

low flush W.C, tiled flooring, extractor fan.

LOUNGE/DINER 26'3" + bay x 12'11" (8.010 + bay x 3.939)

UPVC double glazed bay window to front aspect, 3x upright feature radiators, coving to ceiling with 2x ceiling rose. UPVC double glazed door and windows in bay to rear aspect, coving to ceiling, gas fire with wooden surround.

BREAKFAST KITCHEN

BREAKFAST AREA 9'6" x 9'5" (2.919 x 2.876)

UPVC double glazed window to rear aspect, upright feature radiator, coving to ceiling, built-in shelving, tiled flooring, open plan to Kitchen area.

KITCHEN AREA 12'8" x 8'7" (3.870 x 2.641)

Fitted with a range of wall and base level units with work top space over, tiled splashback, space for washing machine, fridge, Range style "Kenwood" gas cooker (available by separate negotiation), sink and drainer unit with mixer tap and filter water tap, coving to ceiling, tiled flooring, UPVC double glazed window to rear aspect, UPVC double glazed door to side aspect and door through to garage.

FIRST FLOOR

LANDING

With doors leading to bedrooms & family bathroom, cupboard housing "Mega flow" water tank.



BEDROOM ONE 12'11" x 12'11" (3.951 x 3.942)

UPVC double glazed bay window to rear aspect, coving to ceiling, radiator, door to En-Suite Bathroom.

EN -SUITE BATHROOM 9'8" x 9'5" (2.958 x 2.882)

Fitted with a four piece suite comprising of bath with shower tap, separate shower cubicle, vanity wash hand basin, low flush W.C, tiled walls and tiled floor, double glazed window to rear aspect, spotlights to ceiling, chrome towel radiator.

BEDROOM TWO 12'10" + bay x 10'11" + wardrobes (3.922 + bay x 3.345 + wardrobes)

UPVC double glazed window to front aspect, fitted with a range of wardrobes, coving to ceiling, radiator.

BEDROOM THREE 13'0" x 8'7" (3.971 x 2.637)

UPVC double glazed window to front aspect, radiator, coving to ceiling.

BEDROOM FOUR 9'5" x 8'8" (2.875 x 2.655)

UPVC double glazed window to rear aspect, radiator, coving to ceiling.

FAMILY BATHROOM 9'8" x 8'9" (2.966 x 2.688)

Fitted with a four piece suite comprising of bath with shower tap, separate shower cubicle, vanity wash hand basin, low flush W.C, tiled walls and tiled floor, double glazed bay window to front aspect, spotlights to ceiling, chrome towel radiator.

SELF-CONTAINED ANNEX

GROUND FLOOR





OPEN PLAN LIVING/DINING/KITCHEN 29'6" x 8'11" (9.015 x 2.726)

With UPVC double glazed door and window to front aspect, UPVC double glazed window to side aspect, stairs rising to first floor landing, useful under stairs cupboard, door to downstairs shower room. Fitted with a range of wall & base level units with work surface over, splashback, stainless steel sink with drainer & mixer tap, built-in oven, four ring gas hob with extractor hood over. Space for washing machine and fridge/freezer. UPVC double glazed door and window to rear aspect, double radiator, upright radiator, 2x fitted sink vanity unit.

GROUND FLOOR SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, wash hand basin and low flush W.C, tiled splashbacks and tiled flooring, UPVC double glazed window to side aspect.

FIRST FLOOR

LANDING

UPVC double glazed window to side aspect, radiator, spotlights to ceiling, doors to bedrooms and W.C.

BEDROOM ONE 12'9" x 5'10" min (3.902 x 1.782 min)

UPVC double glazed window to front aspect, radiator, over stairs storage space.

BEDROOM TWO 9'2" x 9'2" (2.804 x 2.798)

UPVC double glazed window to rear aspect, radiator.

W.C

Fitted with a two piece suite comprising low flush W.C and wash hand basin, tiled floor.

OUTSIDE

To the front of the property is an on/off block paved driveway, lawn area with flower border, gated access to both sides of the property, access to garage with up & over door. There are delightful deep and well established gardens to the rear aspect, a well kept garden with paved patio and steps leading down to lawn area with a variety of borders containing shrubs,

flower beds and trees. The garden is considered one of the many highlights of the property.

GARAGE 15'11" x 8'7" (4.856 x 2.641)

Electric and light, wall mounted "Worcester" boiler, up and over door.

MONEY LAUNDERING

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

APPRAISALS & SURVEYS

If you have a house to sell then we offer a Free Valuation, without obligation.

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our Surveying Department on 0116 242 9933.

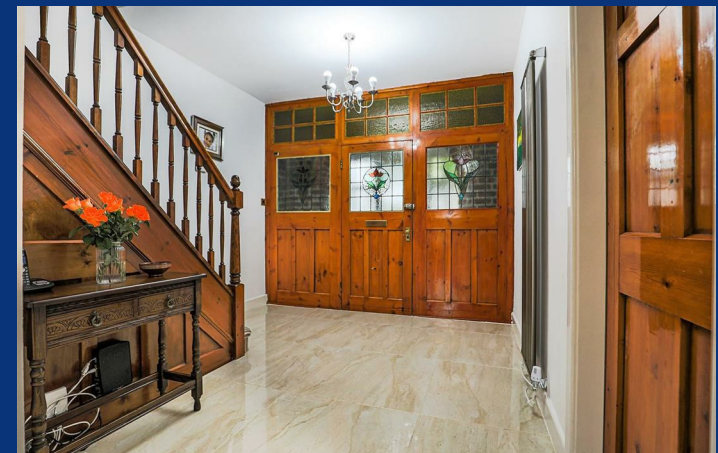
ENERGY PERFORMANCE CERTIFICATE

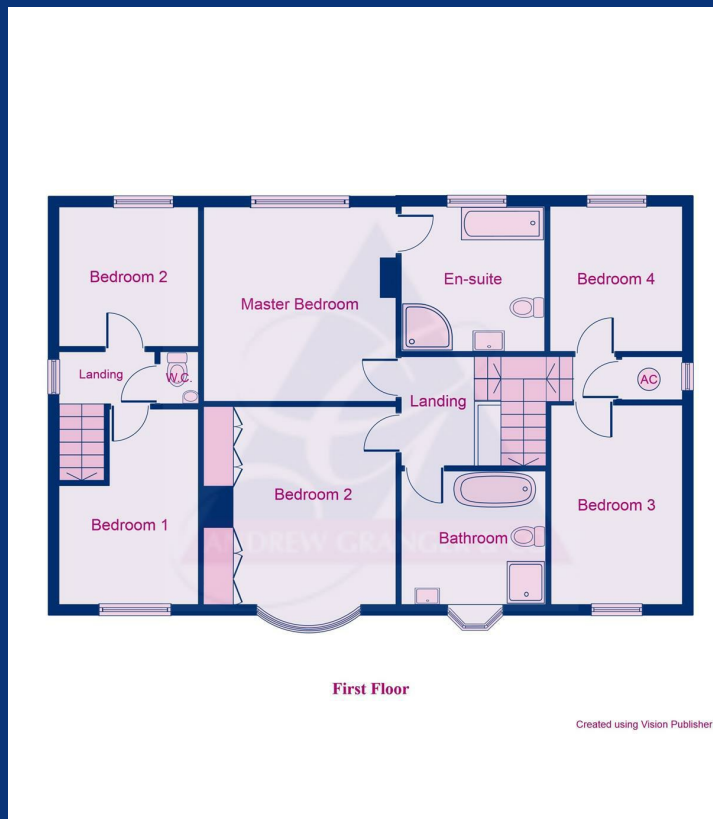
EPC Rating - D

COUNCIL TAX

Council Tax Band - E

Annexe Council Tax Band - Awaiting details





LOCATION



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