



Knighton Fields Road West
Knighton Fields Leicester LE2 6LH
Offers in the Region of £170,000

Knightsbridge

ESTATE AGENTS & VALUERS

Knightsbridge are proud to present this attractive two-bedroom property located in the popular suburb of Knighton Fields. The property offers spacious and versatile living accommodation, providing both a comfortable home or an investment opportunity. The accommodation includes a lounge, dining room, kitchen, two double bedrooms and a family bathroom. Outside there is a paved and stoned front garden and rear garden with outbuildings.

The property is well located for everyday amenities and services, including renowned local, public and private schooling, nursery day-care, Leicester City Centre and the University of Leicester, Leicester Royal Infirmary and Leicester General Hospital. The property is also within easy reach of amenities along Welford Road and Queens Road shopping parade in neighbouring Clarendon Park, with its specialist shops, bars, boutiques and restaurants.



- Gas Central Heating, Double Glazing
- Two Reception Rooms
- Kitchen
- Two Double Bedrooms
- Bathroom
- Rear Garden

Lounge 11' x 13'8"

With a uPVC bay window to the front elevation, coving, gas fire and radiator

Dining Room 11'2" x 12'3"

With a window to the rear elevation, original tiled flooring, stairs to the first-floor landing and radiator.

Kitchen 6'5" x 13'8"

With two uPVC windows to the side elevation, base and eye level units, rolled edge worktops, one and a half sink and drainer unit, space for a fridge/freezer, washing machine, oven with extractor over and uPVC backdoor.

Bedroom One 12'7" x 12'6"

With a uPVC window to the front elevation, original wooden flooring and radiator.

Bedroom Two 9'9" x 12'2"

With a uPVC window to the rear elevation, laminate flooring, built-in cupboard and radiator.

Bathroom 6'1" x 13'8"

With a uPVC frosted window to the rear elevation, lino flooring, bath with shower over, vanity unit sink, low-level WC, airing cupboard and radiator.

At the rear of the property, there is a garden with patio, lawn, two outbuildings, outside tap and side access to the front.



Awaiting floorplan

IMPORTANT NOTE: The floor plans are **NOT TO SCALE** and are intended to be used as a guide only. They should **NOT** be used for any other purpose. Similarly, the plans do not represent the décor of the property including the floor coverings, wall coverings, fixtures and fittings.

Energy Efficiency Rating	
Current Rating – E 48	Potential Rating – B 82

IMPORTANT NOTE: We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only, they should not be relied upon as an accurate measurement. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to a purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents & Valuers (nor any person in their employment) has any authority to make any representation or warranty in relation to the property and/or its fixtures and fittings.