



Knightsbridge Estate Agents

SELLING | LETTINGS | LAND & NEW HOMES



Hyllion Road, West Knighton, Leicester, LE2 6JE Offers in Excess of £290,000 No Upwards Chain

Listed with the benefit of no upwards chain is this semi-detached family home located in the popular and sought-after residential suburb of West Knighton. The property is perfectly situated for everyday amenities within West Knighton along Aberdale Road such as Tesco Express and popular local schooling, including Sir Jonathan North Community College and Overdale Infant & Junior Schools. Regular bus routes running to and from Leicester City Centre along Welford Road and the main ring road are also within reach, giving access to M1 & M69 motorway junctions and Fosse Retail Park. The property is situated on a good-sized plot with scope for additional accommodation to be added in the form of an extension to the side and rear, subject to obtaining the relevant planning permissions and consent. The current accommodation comprises an entrance hall, two reception rooms, kitchen, lobby, downstairs WC, pantry/store, three bedrooms and a family bathroom. Outside, the property has a charming curb appeal and provides off-road parking for several vehicles leading to a generously sized outbuilding and a good-sized rear garden. To book a viewing, please contact the office on 0116 288 4888.



CLARENDON PARK
72 QUEENS ROAD
T. 0116 274 5544

OADBY
49 THE PARADE
t. 0116 271 3333

WIGSTON
34 LEICESTER ROAD
t. 0116 288 4888

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Property Specification

Hallway

With wood effect flooring, stairs to the first-floor landing, understairs cupboard and a radiator.

Reception Room One 13'4" into the bay x 10'10"

With a bay window to the front elevation, a chimney breast with a gas fire, a TV point, radiator and sliding door providing access to:

Reception Room Two 13'10" x 10'7"

With a window to the rear elevation, chimney breast and a radiator.

Kitchen 8'7" x 7'10"

With a window to the side elevation, wood effect flooring, a range of wall and base units with work surfaces over, sink and drainer unit, mixer tap, tiled splash backs, oven, extractor fan, plumbing for a washing machine, door leading to the:

Lobby

With wood effect flooring, door to the side elevation, access to the pantry/store, downstairs WC and access to the rear garden.

Downstairs WC

With a WC and wood effect flooring.

Pantry/Store

With wood effect flooring and shelving.

Features

- ✎ Two Reception Rooms
- ✎ Kitchen
- ✎ Downstairs WC
- ✎ Three Bedrooms
- ✎ Family Bathroom
- ✎ Generous-Sized L-shaped Rear Garden
- ✎ Driveway
- ✎ No Upwards Chain



Property Specification (continued)

First Floor Landing

With a window to the side elevation and access to three bedrooms and the family bathroom.

Bedroom One 13'5" x 8'7"

With a bay window to the front elevation, built-in wardrobes and a radiator.

Bedroom Two 12' x 8'1"

With a window to the rear elevation, built-in wardrobes with sliding doors with mirrors and a radiator.

Bedroom Three 7'9" x 6'3"

With a window to the front elevation and a radiator.

Family Bathroom 6'3" x 6'

With a window to the rear elevation, bath with shower over, WC, wash hand basin, tiled splashbacks and a radiator.

Front Garden

With a well-maintained front garden with a driveway and iron gates to additional parking.

Rear Garden

With a brick-built outbuilding, patio seating area, lawn area, range of mature shrubs/flower beds/trees and a fenced perimeter.

Brick Built Outbuilding 12'10" x 16'10"

With a window, power points and wall-mounted heater.

Tenure

Freehold

Council Tax

Band C



Property Layout



Energy Efficiency Rating

Current Rating – D 60

Potential Rating – B 88



Important Note: Room Specifications

We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements.

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 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.'

Important Note: Floorplans

The floor plans are NOT TO SCALE, and are intended for use as a guide to the layout of the property only. They should NOT be used for any other purpose.

Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.

