

## RESIDENTIAL – FOR SALE

**37 Highgate Drive  
West Knighton  
Leicester  
LE2 6HJ**

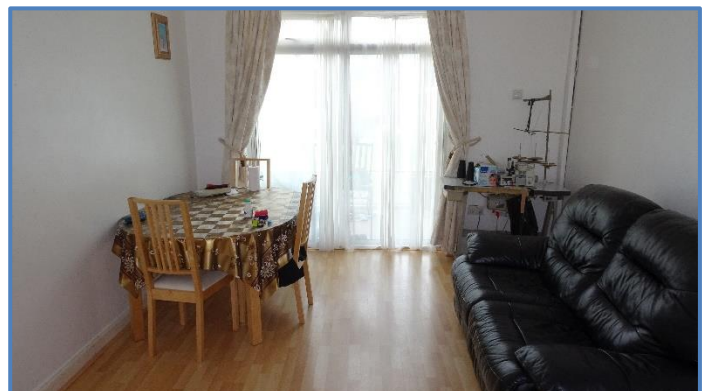
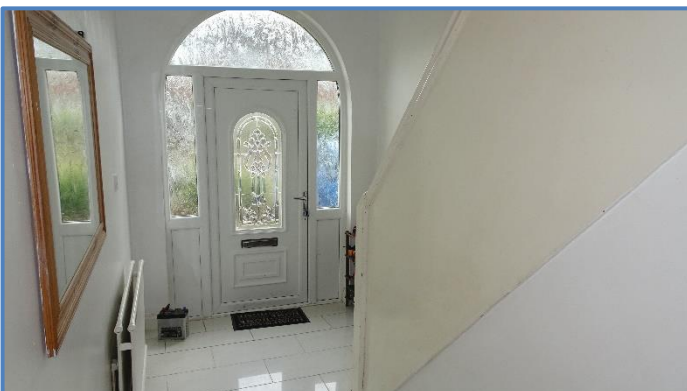
- Semi-detached Family Home
- General Upgrade Required
- Sought After Location
- Off-road Parking
- Private Garden
- Three Bedrooms
- Through Lounge/Diner
- Double Glazing
- Central Heating
- Detached Garage



**PRICE: OFFERS OVER £225,000**

Kal Sangra - Shonki Brothers Ltd are pleased to offer this 3 bedroom semi-detached property situated in the highly regarded area of West Knighton on Highgate Drive nearby to Knighton Park, local amenities, schooling and with easy access to Leicester City Centre.

The property comprises an entrance hall, kitchen with access to the long drive way, spacious through lounge/diner, conservatory, 3 bedrooms, family bathroom and plenty of storage space. Externally there is ample off-road parking, front and rear gardens, long drive way to the side of the property leading to the garage, and a gate with access to the rear. The property also benefits from gas central heating, uPVC double glazing and floor tiles that run throughout the hallway and into the kitchen.



**ACCOMMODATION** - all measurements are GIA approximate:

## **GROUND FLOOR**

**Entrance Hall:** Having a uPVC double glazed door with frosted privacy glass, double central heating radiator, tiled flooring, stairway leading to first floor, under stairs storage cupboard, and connecting doors to:

### **Through Lounge Diner:**

**Lounge Area - 13'9" (4.2m) x 11'5" (3.5m) into bay:** Having uPVC double glazed bay window to the front elevation and double glazed sliding doors to the rear elevation, laminate flooring, radiator, television point, ceiling light and ample electrical sockets.

**Dining Area - 13'1 (4m) x 12'5" (3.8m):** Having uPVC double glazed sliding doors to the rear elevation, central heating radiator, laminate flooring, ceiling light and ample electrical sockets.

Sliding doors leading to:

**Lean-to Conservatory:** Having aluminium framed glazing to the rear elevations providing a seating area and storage with access to rear garden.

**Kitchen – 9'1" (2.7m) x 6'4" (1.9m):** Having a uPVC double glazed window to the rear elevation, radiator, uPVC door to the side elevation, tiled flooring, part tiled walls and ceiling light. The kitchen fittings include gas cooker with oven/grill, base and wall units with worktops over.

## **FIRST FLOOR:**

**Bedroom 1 - 14'2" (4.3m) x 11'5" (3.5m) into bay:** Having uPVC double glazed bay window to the front elevation, carpet, ceiling light, radiator and ample electrical sockets.

**Bedroom 2 - 12'8" (3.9m) x 11'5" (3.5m):** Having uPVC double glazed window to the rear elevation, carpet, ceiling light, radiator and ample electrical sockets.

**Bedroom 3 - 7'7" (2.3m) x 8'3" (1.9m):** Having uPVC double glazed window to the front elevation, carpet, ceiling light, radiator and ample electrical sockets.

**Family Bathroom - 8'5" (2.6m) x 7'7" (2.3m):** Having a frosted single glazed window to the rear elevation, part tiled walls, tiled flooring, ceiling light, radiator, bath tub, wash hand basin and w.c.

**Detached Garage - 18'2" (5.5m) x 8'1" (2.5m):** Spacious garage with up and over door, lighting and door providing access to the garden.



**OUTSIDE:**

To the front of the property there is a front garden with a long driveway leading to the garage providing ample space for off-road parking. To the rear there is a private enclosed garden with access to the garage and a shed.

**Local Planning Authority:**

Leicester City Council - (0116) 454 1000.

**Services:**

All mains services are connected to the property. The services, fittings and appliances have not been tested by the selling agents.

**Tenure:**

Freehold.

**Energy Performance Certificate:**

Rating 52, Band E.

**Viewing:**

By appointment through the sole selling agents.

**Important notice:**

All statements contained in these particulars are prepared as a general guide to the property and do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They have not conducted a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only. Any and all fixtures and fittings listed in these particulars are deemed removable by the vendor. Any measurements should not be relied upon for the purchase of flooring or any other fixtures or fittings. Ground rent, service charges and any other lease details (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

**Health & Safety:**

You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.