

## FOR SALE

Lamborne Road  
West Knighton  
Leicester LE2 6HQ



## ASKING PRICE: £350,000

- A Traditional & Well Presented Semi Detached Home
- New Flooring, Reskimmed Plaster Work, Landscaped Gardens, New Bathroom & New Kitchen
- Porch, Entrance Hall, Lounge/Dining Room & Fitted Kitchen
- 3 Bedrooms & Fitted Family Bathroom
- Driveway With Car Standing For 1 – 2 Vehicles & Car Port To The Side
- Beautifully Landscaped Rear Enclosed Garden With Single Garage
- Viewings Highly Recommended



## Location

This property is located on Lamborne Road, which is off Hylion Road and near to Aberdale Road, in the highly sought after area of West Knighton. The area benefits from being in close proximity to local schooling, shops, parks and recreational facilities. The area is serviced by frequent bus links to and from areas of Leicester.

## Description

A traditional and well presented semi detached family home benefiting from gas central heating and double glazing. The property briefly comprises; porch, entrance hall with stairs to the first floor, a good sized lounge/dining room with French doors opening out to the rear garden, fitted kitchen, master bedroom with fitted wardrobes, 2 further bedrooms and a fitted family bathroom. Externally, car standing to the front for 1-2 vehicles and a rear enclosed garden laid to lawn and a single garage.

## Accommodation

All measurements are approximate:

### Porch

Double glazed door to front,

### Entrance Hall

Stairs to first floor, under stairs cupboard, radiator, power point, pendant light fitting.

### Lounge/Dining Room - 12' 3" x 11' 5" (3.73m x 3.48m)

Double glazed bay window to front, double glazed French doors to rear leading to rear garden, gas fireplace, radiators, power points, pendant light fitting.

### Fitted Kitchen - 9' 9" x 6' 7" (2.97m x 2.01m)

Double glazed window to rear, double glazed door to side, a range of fitted base and wall units, four burner gas hob with extractor hood over, electric oven, stainless steel sink with hot and cold mixer tap, tile splashback surrounds, plumbing for washing machine, power points, spotlights.

## First Floor Landing

Double glazed window to side, access to loft.

### Bedroom One - 12' 4" x 9' 7" (3.76m x 2.92m)

Double glazed window to front, fitted wardrobes, radiator, power points, tv point, pendant light fitting.

### Bedroom Two - 12' 11" x 11' 6" (3.93m x 3.50m)

Double glazed window to rear, radiator, power points, pendant light fitting,

### Bedroom Three - 6' 5" x 7' 4" (1.95m x 2.23m)

Double glazed window to rear, radiator, power points, pendant light fitting.

### Fitted Bathroom - 9' 5" x 6' 8" (2.87m x 2.03m)

Double glazed window to rear, panelled bath with hot and cold mixer tap, shower over and screen, low level WC, pedestal wash hand basin with hot and cold mixer tap, airing cupboard, spot lights.

## Outside

To the front of the property, a driveway with car standing for 1 - 2 vehicles and car port to the side. To the rear, a beautifully landscaped rear enclosed garden with a porcelain tile patio and single garage.

## Tenure

Freehold.

## EPC

D.

## Council Tax

The property falls within Band C.

## Services

The services, fittings and appliances (if any) have not been tested by the agents.

## Local Authority

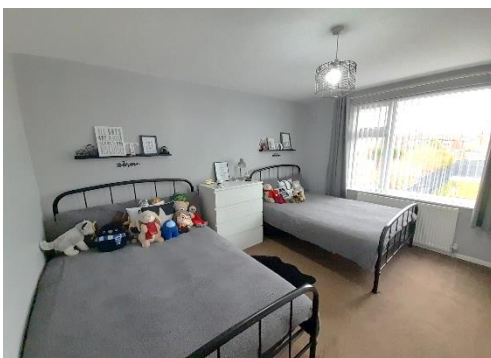
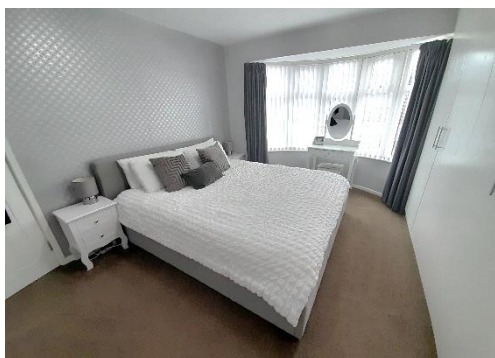
Leicester City Council.

## Kal Sangra, Shonki Brothers Ltd

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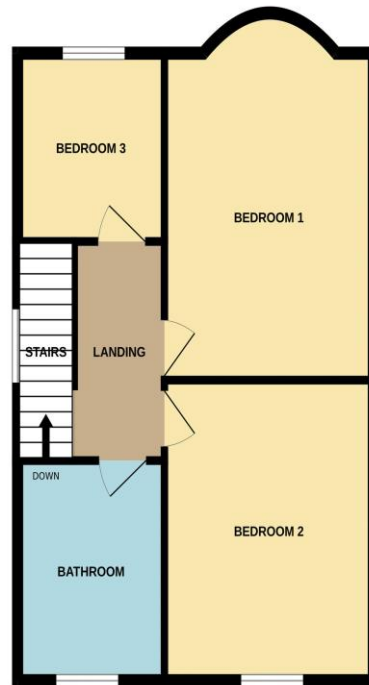
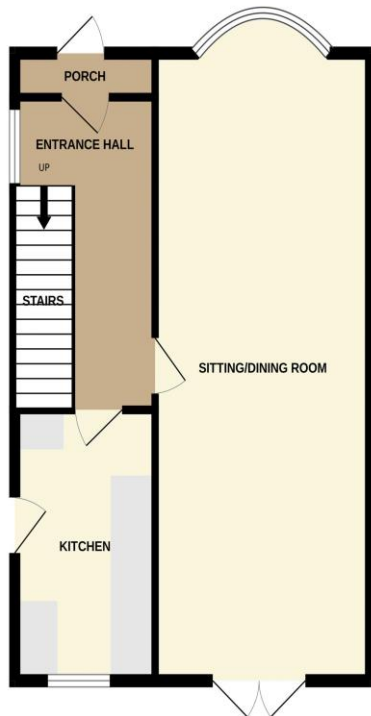




GROUND FLOOR  
540 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR  
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 1081 sq.ft. (100.4 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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