



OFFERS OVER £399,950  
SOUTH KINGSMEAD ROAD, LEICESTER







This charming bay-fronted residence is a remarkable family home, presented in excellent condition throughout. The current owners have thoughtfully extended the property to provide ample living space, including five generous bedrooms, two reception rooms, a contemporary kitchen, and a convenient downstairs shower room. Situated in the highly sought-after location of West Knighton, close to Knighton Park, this home is now available for purchase with NO CHAIN, making it an ideal opportunity for those looking for a well-appointed family residence.





Approaching the property via South Kingsmead Road, you'll be greeted by a paved pathway that leads to the front elevation. To the left, a large driveway offers ample parking space, while to the right, a beautifully landscaped front garden adds to the property's curb appeal. Stepping inside through the UPVC glazed door, you enter a welcoming porch that further leads to the entrance hallway. The hallway features attractive timber-effect laminate flooring, a staircase rising to the first floor, and doors providing access to the ground floor accommodation. The ground floor boasts a contemporary shower room that has been tastefully refitted, with floor and wall tiling, a low-level flush W.C, a pedestal washbasin, a double-width shower with a glass enclosure, and a heated chrome towel rail. Moving to the front of the property, you'll find a well-lit reception room with an attractive bay window, currently utilised as a formal lounge, making it an inviting space filled with natural light. At the











rear of the hallway, a further reception room awaits, currently serving as a formal dining room and featuring a UPVC glazed door that opens to the rear garden. The recently refitted kitchen is a highlight, offering a range of wall and base level storage units with laminate work surfaces, an inset sink with a draining unit, space for a freestanding oven and dishwasher, and an eye-catching contrasting tiled splashback above the work surfaces. A door leads to the rear lobby, which functions as a utility area and provides access to both the garden and the garage.



Heading to the first floor, you'll find a landing with comfortable carpeted flooring and doors leading to all the upstairs accommodation. There's also access to the loft space through a hatch. To the left, the extended portion of the property offers two generous double bedrooms and a separate











toilet. On the right, you'll discover three additional bedrooms, two of which are spacious double rooms. One of these bedrooms features a bay window to the front elevation and fitted wardrobes, while the other enjoys a garden view and comes with a range of fitted wardrobes. The fifth bedroom, a generous single room, is currently used as a study. The refitted upstairs shower room is another example of tasteful design, with a vanity washbasin surrounded by storage, floor-to-ceiling tiling, a double-width shower with a glass enclosure, and a heated chrome towel rail.









The property's exterior complements its interior features. The front driveway is generous, providing hardstanding for multiple vehicles, and the beautifully landscaped front garden includes a well-maintained lawn and planted borders. Moving to the rear garden, you'll find a well-thought-out design for easy maintenance. It features a central lawn area, a patio adjacent to the rear doors, a pathway leading to the rear of the garden, and a mature planted border along the right flank. Fencing on both sides ensures privacy and security, and there's even a convenient brick-built outside store for your storage needs. This property truly offers a complete package for comfortable and stylish family living.









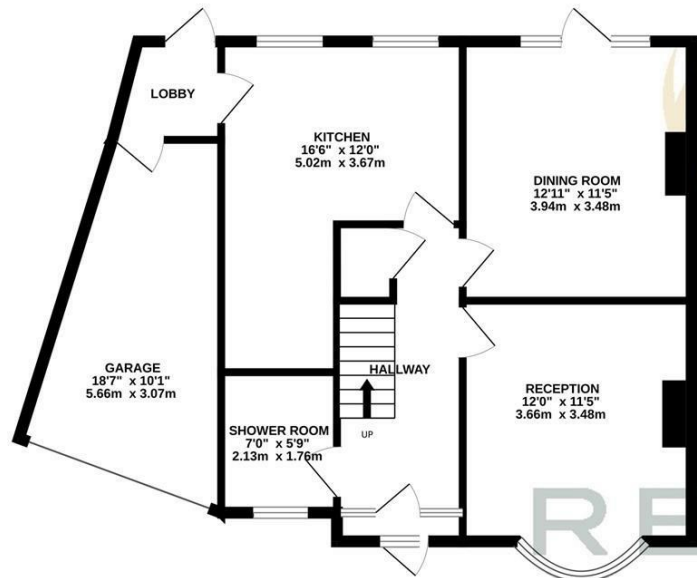


REZIDE  
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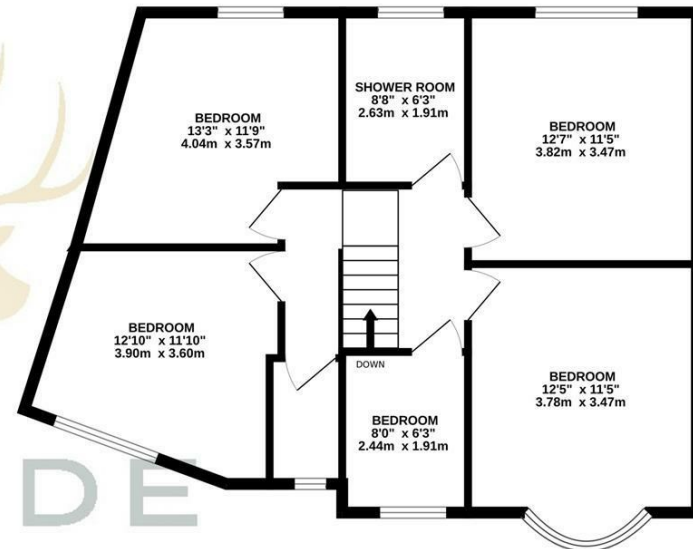
PLOT PLAN FOR GUIDANCE ONLY



GROUND FLOOR  
733 sq.ft. (68.1 sq.m.) approx.



1ST FLOOR  
741 sq.ft. (68.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1474 sq.ft. (137.0 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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