



Lamborne Road, West Knighton

Offers Over £295,000 Freehold

Charming 3-bed bay-fronted semi-detached home in West Knighton. Features 2 reception rooms, fitted kitchen, generous garden, garage, and ample parking. Ideal family home near top schools.





Porch & Hallway

A double-glazed entrance porch provides access into a welcoming hallway, featuring a useful understairs storage cupboard, radiator and staircase rising to the first floor.

Reception Room One

14' 1" x 11' 6" (4.28m x 3.50m)

A cosy and inviting living room featuring a double-glazed bay window to the front elevation, allowing plenty of natural light. The room benefits from a chimney breast with a living flame gas fire, complemented by a marble surround and hearth, TV point, radiator and double doors providing access through to Reception Room Two.

Reception Room Two

13' 0" x 11' 6" (3.96m x 3.50m)

A well-proportioned dining room featuring a double-glazed window overlooking the rear garden, alongside a double-glazed door providing direct access outside. The room also benefits from a chimney breast with an electric fire, surround and hearth, together with a radiator.

Kitchen

1' 10" x 6' 6" (0.56m x 1.97m)

A well-appointed kitchen featuring a range of base and wall-mounted units with roll-edge laminated work surfaces, incorporating a sink and drainer with mixer tap. Integrated appliances include a four-ring ceramic hob, oven and extractor hood, with plumbing provided for a washing machine. A double-glazed window overlooks the rear, while a door leads to the side passage and provides access to the garden.



First Floor Landing

A double-glazed window to the side elevation provides natural light.

Bedroom One

14' 8" x 9' 9" (4.48m x 2.96m)

A well-proportioned bedroom featuring a double-glazed bay window to the front elevation, built-in wardrobes with useful overhead storage and a radiator.

Bedroom Two

13' 0" x 11' 6" (3.96m x 3.50m)

A well-proportioned bedroom featuring a double-glazed window overlooking the rear, chimney breast and radiator.

Bedroom Three

7' 9" x 6' 6" (2.37m x 1.98m)

A bright and well-proportioned bedroom featuring a double-glazed window to the front elevation, useful built-in storage cupboard and radiator.

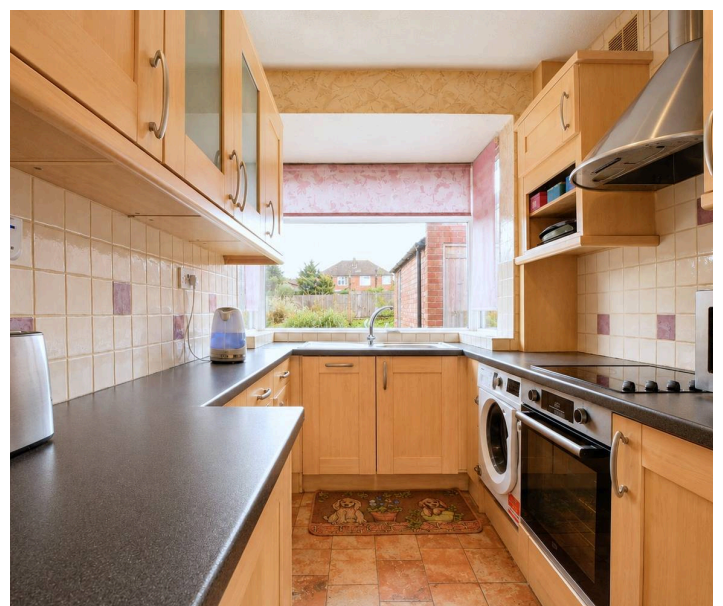
Bathroom

6' 7" x 6' 6" (2.01m x 1.97m)

A well-appointed bathroom featuring a bath with shower over and fitted shower screen, complemented by tiled splashbacks. Further benefits include a useful built-in storage cupboard, chrome wall-mounted radiator and an obscure double-glazed window to the rear elevation.

Separate WC

A separate WC featuring a low-level WC and double-glazed window to the side elevation.









Front Garden

A paved frontage provides off-road parking via a driveway, with gated access leading beyond.

Rear Garden

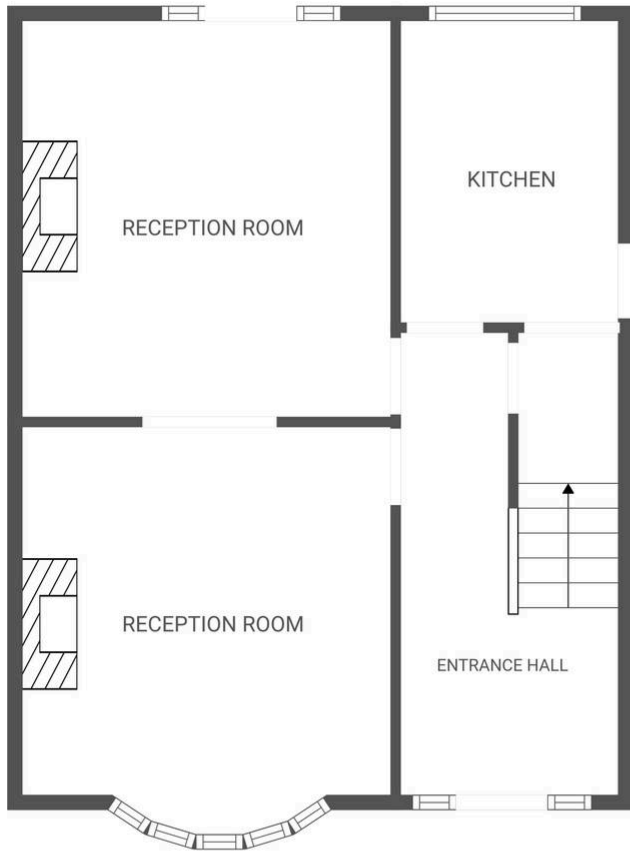
The rear garden offers a pleasant mix of outdoor spaces, including a slabbed patio seating area, an additional gravelled seating area and a lawn complemented by mature, established flower beds. The garden is enclosed by well-maintained fenced boundaries, with double-door access providing entry to the garage.

Driveway

The property benefits from driveway parking for two vehicles, with gated access leading to additional off-road parking suitable for up to two compact vehicles.

Garage

A brick-built garage with access provided via double doors.



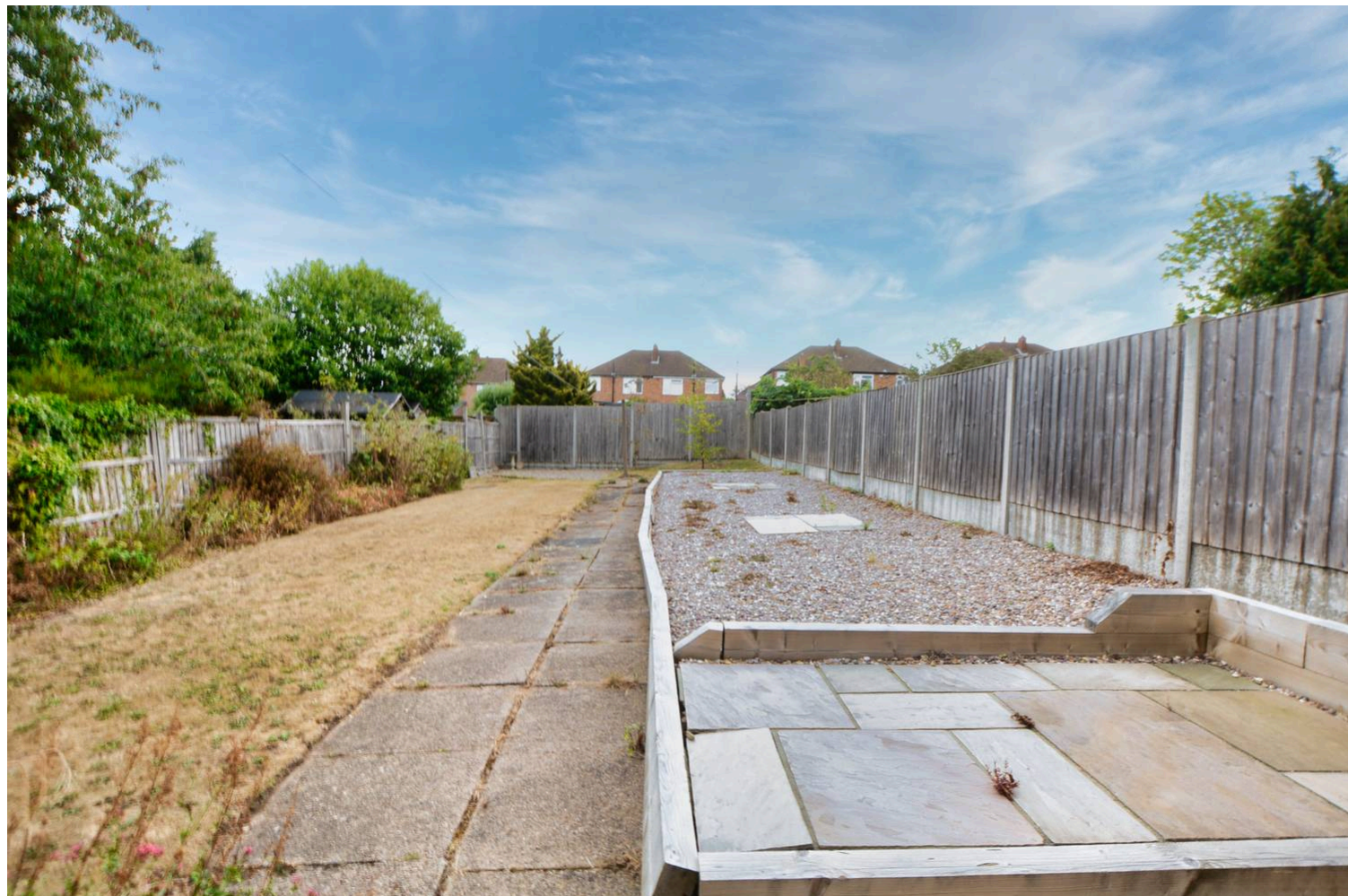
Ground floor



1st floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





The property is perfectly situated for everyday amenities within West Knighton along Aberdale Road such as Tesco Express and 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.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

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