Beresford Drive, South Knighton

£535,000 Freehold

Charming 3-bed detached period home in South Knighton. Features 2 reception areas, open-plan kitchen/diner, stylish bathroom, large garden with deck, garage & driveway. Potential to extend (STPP).

KB Knightsbridge Estate Agents

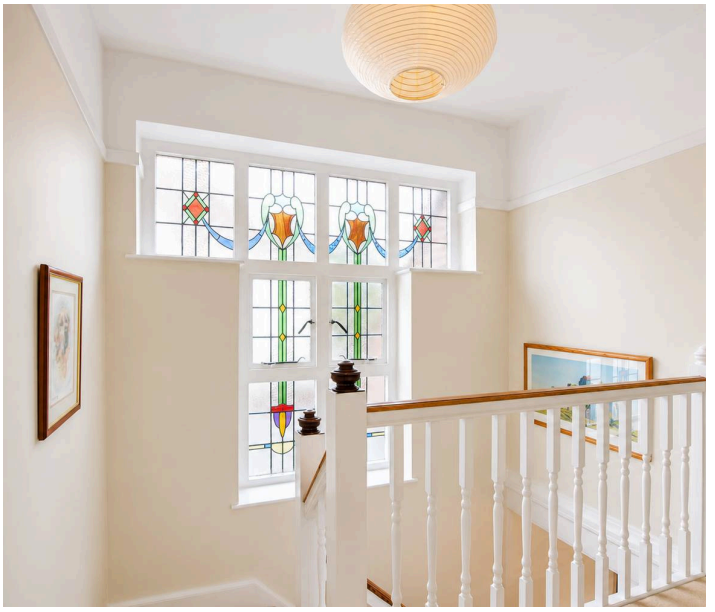
0116 274 5544

Entrance Hall
Lead window to side elevation, stairs providing access to the first floor with under-stairs storage cupboard, alarm panel, wooden flooring, radiator.

Reception Room
15' 5" x 11' 10" (4.70m x 3.60m)
Double-glazed bay window to front elevation, picture rail, feature living flame effect gas fire with hearth and fireplace surround, radiator. (Measurement is into the bay)

Open Plan Living Kitchen
22' 8" x 18' 1" (6.90m x 5.50m)
Double-glazed bay window to rear elevation with French doors to garden, further double-glazed window to rear elevation, stable-style door to side elevation. Ceramic sink and drainer, range of wall and base units with work surfaces over, built-in double oven, electric hob with stainless steel chimney hood over, plumbing for dishwasher, integrated cupboard housing boiler, gas fire, wooden flooring, TV point, radiator. Wall units feature under-unit lighting and inset ceiling spotlights. (Measurement Narrows to 4.2m)

First Floor Landing
Original leaded stain glass window to side elevation.



Bedroom One
17' 1" x 11' 10" (5.20m x 3.60m)
Double glazed bay window to front elevation, picture rail, radiator.

Bedroom Two
16' 9" x 11' 2" (5.10m x 3.40m)
Double glazed bay window to rear elevation, picture rail, radiator.

Bedroom Three
15' 5" x 7' 10" (4.70m x 2.40m)
Double glazed window to front elevation, radiator.

Bathroom
8' 10" x 7' 7" (2.70m x 2.30m)
Double glazed windows to rear and side elevations. Bath with mixer tap and shower attachment, separate walk-in shower with overhead rainfall shower head and handheld shower attachment, low-level WC, wash hand basin, inset ceiling spotlights, extractor fan, Amtico flooring, partially tiled walls, heated towel rail.

Garage

Single garage measuring 4.7 m x 2.3 m with fold-open doors to front, power and lighting, rear door to garden.

Driveway

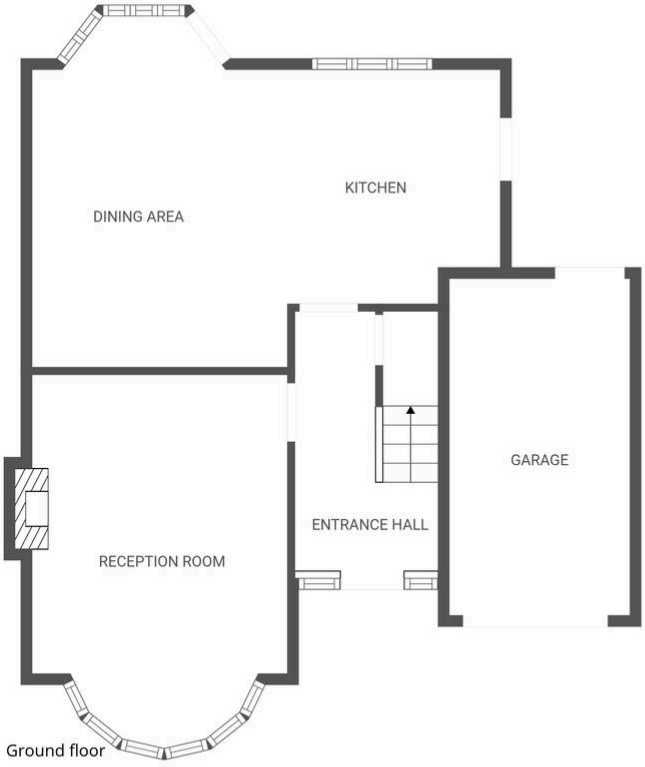
Parking for one vehicle.

Front Garden

Inset shrubs and gravelled driveway providing off-road parking leading to garage.

Rear Garden

Paved patio area, circular timber-decked seating area, water feature, lawn, well-stocked borders with trees and fruit trees, fenced perimeters, gated side access, rear access door to garage, outside lighting, outside tap, shed.



Ground floor

1st floor

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

The property is well located for everyday amenities and services, including local public and private schooling together with nursery day-care, Leicester City Centre and the University of Leicester, Leicester Royal Infirmary and Leicester General Hospital. Within a short distance you'll find Victoria Park together with shopping parades in both Stoneygate and neighbouring Clarendon Park with their specialist shops, bars, boutiques and restaurants.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

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