





Wyndale Road, Knighton, Leicester

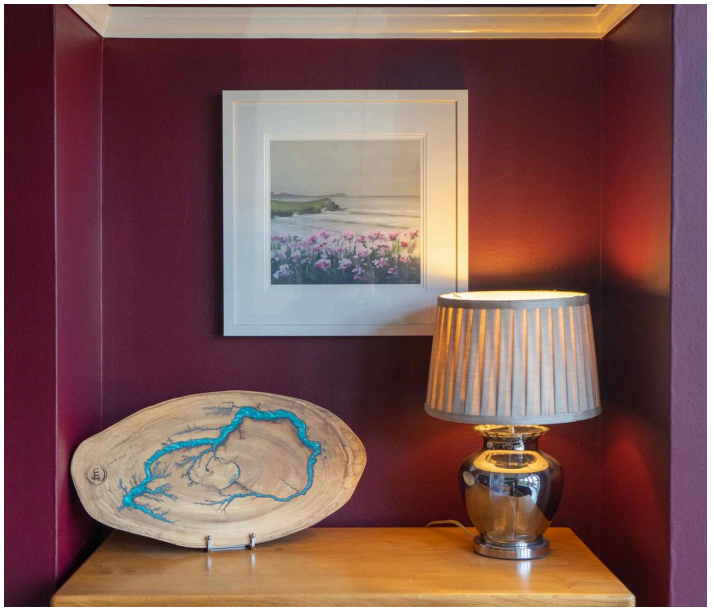
£435,000 Freehold

Charming extended 4-bed semi-detached home in quiet Leicester cul-de-sac. Features 2 reception rooms, stylish extended kitchen, ground-floor bedroom, landscaped rear garden & paved driveway parking.

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Entrance Hall
Welcoming entrance space featuring quality wooden flooring and stairs rising to the first-floor accommodation. Complete with a central heating radiator creating a warm initial impression.

Ground Floor WC
5' 7" x 2' 4" (1.70m x 0.70m)
Convenient ground floor cloakroom comprising a low-level WC and durable tiled flooring. Brightened by a double-glazed window to the side elevation.

Reception Room One
12' 10" x 10' 10" (3.90m x 3.30m)
An elegant front-facing reception room centred around a real-flame gas fire set within a stone hearth and surround. Features a double-glazed bay window filling the room with natural light, alongside a traditional picture rail, built-in storage cupboard, and fitted shelving.

Reception Room Two
13' 5" x 10' 10" (4.10m x 3.30m)
A charming rear living space benefiting from direct access to the garden via double-glazed doors. Centered on a feature fireplace with an oak surround suitable for open fires, completed by wooden flooring, built-in alcove storage, and a radiator.



Extended Kitchen
18' 8" x 7' 7" (5.70m x 2.30m)
A impressively extended modern fitted kitchen featuring a ceramic sink unit, a range of base units with extensive work surfaces, and an integrated larder unit. Finished with stylish tiled flooring, inset ceiling spotlights, gas cooker point with splashback and stainless steel hood, dedicated plumbing for both washing machine and dishwasher, space for a fridge-freezer, and French doors leading out to the rear elevation.



Ground Floor Bedroom Four
14' 9" x 7' 10" (4.50m x 2.40m)
A highly versatile ground floor double bedroom featuring an architectural part-vaulted ceiling. Benefiting from dual-aspect double-glazed windows to both front and rear elevations ensuring plenty of daylight.

Bedroom One
13' 1" x 10' 6" (4.00m x 3.20m)
Generously proportioned primary bedroom showcasing a period-style decorative fireplace and picture rail. Offers fitted wardrobes with shelving, a dedicated TV point, and a double-glazed window overlooking the rear garden.



Bedroom Two
13' 1" x 10' 6" (4.00m x 3.20m)
A spacious secondary bedroom highlighting a double-glazed bay window to the front aspect. Well-appointed with extensive fitted wardrobes featuring overhead box cupboards and built-in shelving.








FARM





Bedroom Three
7' 10" x 6' 7" (2.40m x 2.00m)
A charming single bedroom or home office featuring a built-in wardrobe and radiator. Positioned to the front of the home with a double-glazed window.

Bathroom
8' 2" x 6' 3" (2.50m x 1.90m)
Well-appointed family bathroom comprising a panelled bath with an electric shower over, wash hand basin, low-level WC, and integrated panelled storage. Finished with an extractor fan, inset ceiling spotlights, and a double-glazed window to the rear.

Front Garden

An attractive front elevation featuring a gravelled garden area complemented by a mature tree enhancing the property's overall curb appeal.

Rear Garden

An established, maturely landscaped rear garden offering excellent privacy. Features a gravelled patio area with raised timber sleeper borders, established flowerbeds and shrubs, and a central lawn. Includes a side gravelled passage, a further gravelled seating space at the far rear with a timber shed, mature trees, and secure perimeter fencing.

Driveway

Block-paved driveway providing dedicated off-road parking capacity for one vehicle. Offers additional secure side storage with lighting and power, alongside access to a paved side courtyard area.



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 including Overdale Infant and Junior Schools and nursery day-care, Leicester City Centre and the University of Leicester, Leicester Royal Infirmary and Leicester General Hospital. The property is located close to Knighton Park and Queens Road shopping parade in neighbouring Clarendon Park with its specialist shops, bars, boutiques and restaurants.
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

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