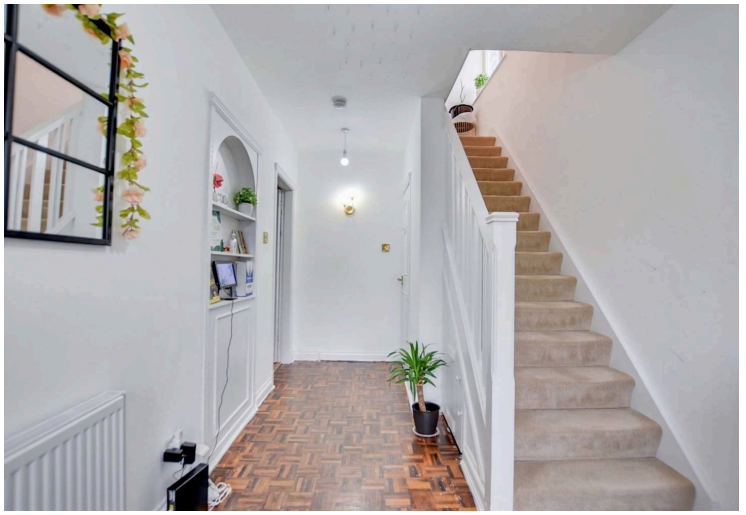






Carisbrooke Road, South Knighton

£440,000

Desirable 3-double bed semi in Knighton! Features expansive lounge, open-plan dining kitchen, double garage, ample parking & extensive rear garden with great extension potential. Close to top schools.

KB Knightsbridge Estate Agents

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Entrance Hall
An inviting entry point featuring warm wooden flooring and stairs rising to the first floor. This welcoming space benefits from a radiator and useful understairs storage cupboard for household essentials.

Ground Floor WC
4' 3" x 3' 3" (1.30m x 1.00m)
A convenient ground floor cloakroom comprising a low-level WC and wash hand basin with crisp tiled flooring. Light flows in via a double-glazed window to the side elevation.

Through Lounge
27' 3" x 11' 2" (8.30m x 3.40m)
A wonderfully spacious reception room centered around a bright double-glazed bay window to the front elevation. Fitted with laminate flooring, TV point, and two radiators, this expansive room features folding doors that open directly into the kitchen dining space.

L-Shaped Kitchen Dining Room
19' 0" x 18' 1" (5.80m x 5.50m)
(narrowing to 2.40m) A bright, open-plan hub of the home benefitting from two double-glazed bay windows to the rear elevation alongside an additional window to the side. Fitted with a range of wall and base units, work surfaces over, a stainless steel sink and drainer, gas cooker point, two radiators, and space for dining.



Lobby
8' 2" x 6' 11" (2.50m x 2.10m)
A practical side passage with direct door access to both the front and rear elevations of the plot. Includes an internal personal door providing seamless access directly into the garage.

First Floor Landing
Providing access to all first-floor accommodation, this landing features a double-glazed window to the side elevation. Includes access to the loft via a pull-down ladder, leading to a partly boarded attic space.

Bedroom One
14' 9" x 11' 2" (4.50m x 3.40m)
A well-proportioned principal bedroom situated to the front of the home, featuring a large double-glazed window filling the room with natural light. Complete with carpeted flooring and a wall-mounted radiator.

Bedroom Two
11' 2" x 9' 10" (3.40m x 3.00m)
A good-sized double bedroom positioned to the rear of the property overlooking the expansive garden. Fitted with a double-glazed window and central heating radiator.

















Bedroom Three
10' 10" x 7' 7" (3.30m x 2.30m)
A versatile third double bedroom boasting a double-glazed window to the front elevation. Ideal for use as a child's bedroom, guest room, or dedicated home office.

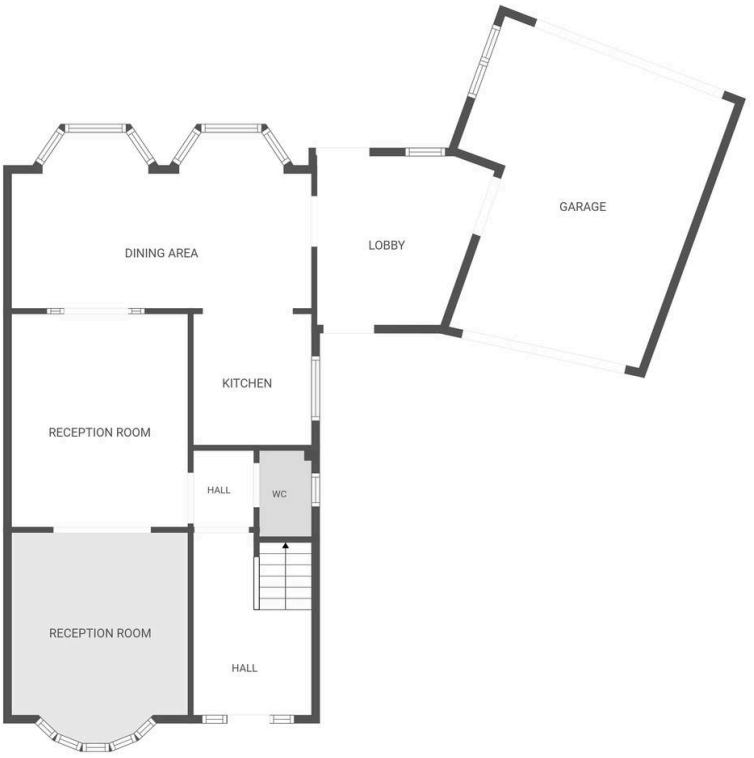
Shower Room
7' 7" x 6' 3" (2.30m x 1.90m)
A modern fully tiled shower room featuring a walk-in shower cubicle complete with an overhead rainforest shower head and secondary handheld attachment. Includes a low-level WC, wash hand basin, heated chrome towel rail, and double-glazed window to the rear.

Rear Garden
An extensive, private plot serving as a major highlight of the property. Features a paved patio area ideal for outdoor entertaining leading onto a substantial lawn bounded by mature trees, vegetable plots, flower beds, robust hedging, and timber fencing to the perimeter. Includes a rear personal door to the garage and a charming wooden pergola.

Front Garden
Fully enclosed by fencing with neat flower beds and established shrubs, creating attractive curb appeal.

Driveway
Off-road private driveway providing ample parking capacity for at least four cars, leading directly to the attached double garage.

Double Garage
Measuring 5.60m x 5.20m / 18'4" x 17'1". Features manual up-and-over doors to both front and rear elevations for drive-through convenience, a double-glazed window to the side elevation, and internal power and lighting.



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



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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: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

We'll keep you moving...

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