





Elms Road, South Knighton

£425,000

Spacious four-bedroom detached home in South Knighton, offering three reception rooms, period features, and a rear garden, positioned within a popular and well-established residential location.

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Entrance Hall
With stairs to the first-floor landing and original style tiled flooring.

Reception Room One
16' 7" x 12' 0" (5.06m x 3.67m)
Includes plenty of natural light from a glazed bay window to the front elevation, a living flame gas fire with marble surround and hearth, coving to the ceiling, picture rail, television point, and a radiator.

Reception Room Two
14' 10" x 12' 0" (4.51m x 3.66m)
Features natural light through a glazed bay window to the front elevation, a chimney breast with a feature fireplace, coving to the ceiling, picture rail, and a radiator.

Reception Room Three / Dining Room
12' 0" x 12' 11" (3.66m x 3.94m)
Features natural light through a glazed bay window to the rear elevation, ceramic tiled flooring, shelving, and a radiator.



Kitchen
8' 11" x 7' 3" (2.72m x 2.20m)
Features natural light through a double-glazed window to the rear elevation. Includes high-gloss base and wall units, quartz-effect work surfaces, stainless steel sink with drainer and mixer tap. Appliances include an inset four-ring ceramic hob, oven, and extraction hood. Contains a wall-mounted boiler and access to a WC.



WC
7' 1" x 6' 3" (2.17m x 1.91m)
Features a glazed window to the rear elevation, low-level WC, wash hand basin, and tiled flooring.

Bedroom One
13' 6" x 12' 0" (4.11m x 3.66m)
Features a glazed window to the front elevation, a chimney breast with a feature fireplace (surround and tiled hearth), a picture rail, and a radiator.



Bedroom Two
12' 7" x 12' 0" (3.84m x 3.67m)
Features a glazed window to the front elevation, a chimney breast with a feature fireplace, a built-in cupboard, and a radiator.













Bedroom Three
12' 2" x 10' 2" (3.72m x 3.11m)
Features a glazed window to the rear elevation, a feature fireplace, a picture rail, and a radiator.
Bedroom Four
9' 2" x 8' 3" (2.79m x 2.52m)
Features a glazed sash window to the rear elevation and a radiator.

Bathroom
7' 5" x 6' 5" (2.25m x 1.96m)
Features a glazed sash window to the rear elevation, a bath with a shower over, a wash-hand basin, a bidet, and tiled splashbacks.

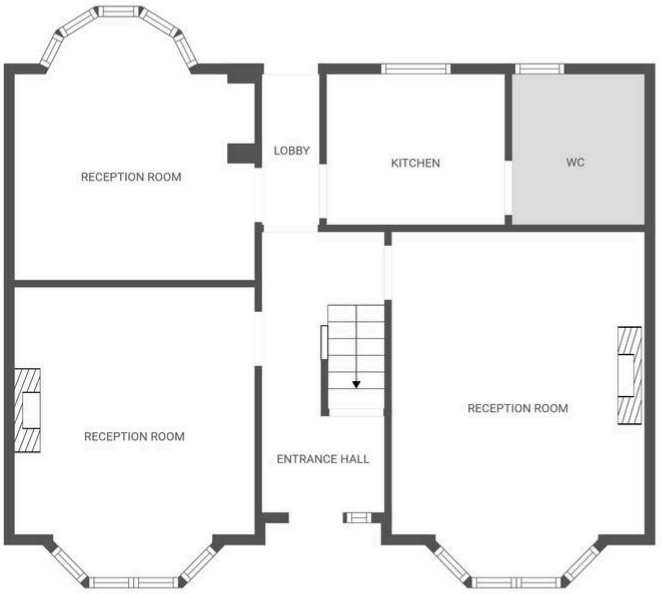
WC
Glazed window to rear elevation and low-level WC.

Front Garden

Pathway providing access to the front door.

Rear Garden

Paved patio seating area leading to a well-maintained lawn, mature flower beds, and established borders.



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: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

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