



Affitto Estate Agents are delighted to present this charming two-bedroom terraced home, located in the highly sought-after area of Knighton Fields. This property offers a prime location, with convenient access to Leicester Royal Infirmary, City Centre, both Universities, and major motorway networks.

The home boasts two generously sized reception rooms, each offering versatility and charm. These spaces provide the perfect setting for creating a warm and inviting lounge area. Additionally, the second reception room is perfectly suited for a dedicated dining area, making it an excellent space for entertaining guests or enjoying family meals. The layout ensures a seamless flow between the rooms, enhancing the overall functionality and comfort of the home.

The kitchen is well-appointed with neutral décor, ample wall and base units, and comes equipped with integrated appliances, including an oven, hob, and dishwasher.

Both bedrooms are generously sized and benefit from built-in wardrobes, providing excellent storage while leaving plenty of space for additional furniture.

The bathroom comprises of a bath with over head shower, W/C and hand wash basin.

To the rear of the property is an attractive, low-maintenance courtyard with outbuildings that offer useful storage space.

The house is fully double-glazed and equipped with gas central heating powered by a combi boiler, ensuring comfort and energy efficiency.

This delightful home is ideal for families, investors or professionals looking for a property in a prime location. **CONTACT US TODAY** to arrange a viewing!

Tenure: Freehold

Parking options: On Street



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	83		88
57		62	
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>)