



**FOR SALE**

**£475,000**

**3 Bed Semi-Detached House in Ridway Road, Stoneygate, LE2 3LH**



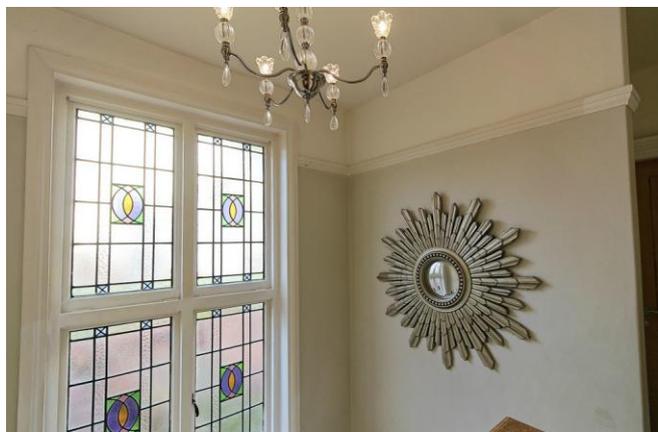
## PROPERTY FEATURES

- Exclusive Stoneygate Knighton Location
- Well Presented Family Home
- Spacious Lounge Diner
- Extended Kitchen Diner
- Three Generous Bedrooms
- Modern Family Bathroom
- Large Landscaped Rear Garden
- Ample Off Road Parking
- Detached Garage
- Contact Phillips George To View



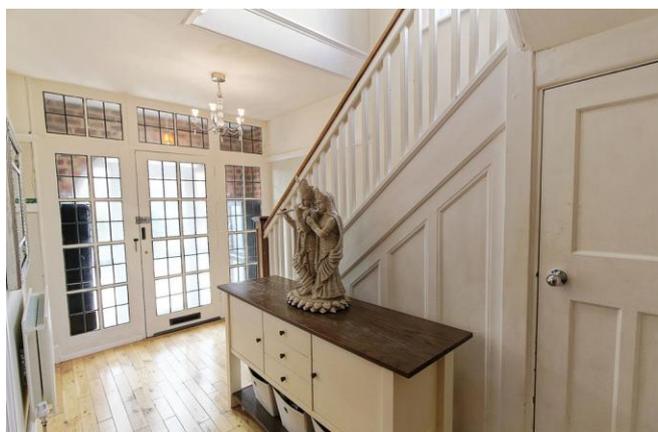
## FULL DESCRIPTION

A well presented and beautifully appointed three-bedroom semi-detached family home located on a highly desirable leafy street in the heart of Knighton / Stoneygate. The property offers a bright lounge diner, an extended kitchen diner, and the added convenience of a ground floor WC. Upstairs are three good-sized bedrooms and a modern family bathroom. Outside boasts a larger-than-average landscaped rear garden, while the front provides ample off-road parking and access to a detached garage. An ideal family home in a prime location.



### STORM PORCH & ENTRANCE HALL

Step inside via the charming storm porch, complete with Harley Quinn-style tiled flooring and a double-glazed window to the front. This leads into a welcoming entrance hall featuring real Oakwood flooring, handy understairs storage, and a staircase rising to the first floor.

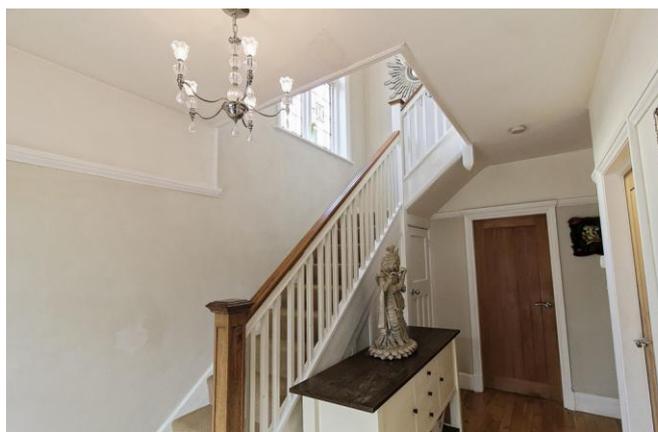


### LOUNGE/DINER

27' 3" x 12' 0" (8.31m x 3.66m) A bright and generously proportioned reception room boasting a double-glazed bay window to the front, patio doors opening onto the rear garden, carpeted flooring, and radiators. A perfect space for both relaxing and entertaining.

### KITCHEN/DINER

16' 0" x 12' 4" (4.88m x 3.76m) This extended kitchen offers a comprehensive range of wall and base units, ample work surfaces, and a selection of integrated appliances. A double-glazed window overlooks the garden, while a side door leads to the inner lobby.



# Phillips George



## **INNER LOBBY**

Inner lobby with plumbing and space for a washing machine and dryer, alongside a convenient ground-floor WC.

## **GROUND FLOOR W.C**

Comprising a low level flush W.C and wash basin.

## **LANDING**

The landing features a beautiful stained rose-glass window and provides access to the loft.

## **BEDROOM ONE**

13' 11" x 12' 0" (4.24m x 3.66m) A well-proportioned double room with a double-glazed window to the rear overlooking the garden, carpeted flooring, and a radiator.

## **BEDROOM TWO**

13' 5" x 12' 0" (4.09m x 3.66m) Another spacious double bedroom featuring a double-glazed bay window to the front, fitted wardrobes, carpeted flooring, and a radiator.

## **BEDROOM THREE**

8' 1" x 7' 11" (2.46m x 2.41m) A generous single bedroom with a double-glazed front window, carpeted flooring, and radiator.

## **BATHROOM**

Fitted with a modern three-piece suite comprising a bath with glass screen and shower over, low-level WC, and wash basin. Completed with an opaque double-glazed window to the side for privacy.

## **OUTSIDE**

The rear garden is larger than average and beautifully landscaped, offering a patio area, pathway, neat lawn, and an array of mature plants, shrubs, and trees. To the front is a landscaped garden with hedge borders, providing ample off-road parking and access to the garage.

## **GARAGE**

A detached garage with double doors, power, and lighting- ideal for storage, a workshop, or secure parking.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	87	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR  
835 sq.ft. (77.6 sq.m.) approx.

1ST FLOOR  
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA: 1386 sq.ft. (128.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

