



Fothergill Wyatt
Estate Agents and Chartered Surveyors

106 Wordsworth Road,
Leicester, LE2 6EE





An uber stylish three bedroom mid town house located within the popular city suburb of Knighton. Formerly the show home the property boasts fantastic finishes throughout. Consisting of an entrance hall, large kitchen diner, WC/utility, living room with french doors to the south facing garden, three bedrooms, the master benefiting from an ensuite, family bathroom, private rear garden and an allocated parking space. The former Wheatsheaf Works, a Neo Jacobean Boot and Shoe Factory built in 1891, is now transformed into a mixture of new build and renovated studios, apartments and townhouses. Conveniently positioned within in Knighton the property benefits from a wealth of local amenities being close to trendy Clarendon Park with its cosmopolitan Queens Road offering a wealth of boutique shops and eateries. This development also benefits from being close to universities, city centre, good local schooling and Leicester Station providing fast and frequent trains to London St Pancras (around 1 hour) and Birmingham New Street (around 45 mins). EPC C.

- Three Bedroom Townhouse
- Sought After Location
- Former Show Home
- Allocated Parking
- Landscaped Private Rear Garden
- Underfloor Heated
- Air Source Heat Pump Fired Central Heating

Entrance Hall

Accessed via composite door with obscure glazed inserts, cupboard housing consumer unit, ceiling light points, ogee skirting, underfloor heated tiled flooring and stairs rising to first floor.

Kitchen Diner

11'5" x 12'5" (3.48m x 3.81m)

Inset ceiling spotlights, uPVC double glazed windows to front elevation, fitted kitchen with a full range of wall and base units, Zanussi integrated oven, Zanussi integrated dishwasher, recess and space for fridge freezer, square edge work with integrated stainless steel sink and drainer with mixer tap over, Zanussi four ring ceramic hob with extractor hood over, ceramic tile splash backs, underfloor heated tiled flooring.

Utility Room/WC

Inset ceiling spotlights, worktop and wall unit with space and plumbing for a washing machine, two piece suite comprising low flush WC, wall hung wash hand basin with chrome mixer tap over and tiled splash back, ogee skirting boards and underfloor heated tiled flooring.

Living Room

19'1" x 12'2" (5.82m x 3.73m)

Ceiling light points, uPVC double glazed windows and French doors to rear elevation, ogee skirting boards and underfloor heating.

Landing

Ceiling light point, cupboard housing the water tank and shelving space, radiator, ogee skirting and doors to first floor rooms.





Master Bedroom

11'5" x 10'0" (3.48m x 3.05m)

Ceiling light point, feature uPVC double glazed picture window to rear elevation, fitted wardrobe with mirrored sliding doors, radiator, ogee skirting and door to:

Ensuite

Inset ceiling spotlights, Velux skylight, part tiled walls, three piece suite comprising low flush WC, wall hung ceramic wash hand basin with chrome mixer tap over, large shower with rain fall shower head, ceramic tray and glass doors, chrome heated towel rail, and tiled flooring.



Bedroom Two

10'0" x 11'5" (3.07m x 3.48m)

Ceiling light point, feature uPVC double glazed picture window to front elevation, fitted wardrobe with mirrored sliding doors, radiator and ogee skirting.

Bedroom Three

6'7" x 7'8" (2.01 x 2.36m)

Ceiling light point, uPVC double glazed windows to rear elevation, radiator and ogee skirting.

Bathroom

Inset ceiling spotlights, obscure uPVC double glazed windows to front elevation, three piece suite comprising low flush WC, wall hung wash hand basin with chrome mixer tap over, panelled bathtub with mixer tap, shower and glass screen, part tiled walls, chrome heated towel rail and tiled flooring.



Outside

To the front of the property is a paved pathway leading to the front door with foliage and a wrought iron fence. To the rear is a charming tiered south facing rear garden boasting both privacy and a wealth of sunlight. The lower tier features a block paved patio, planted borders, lawned area, air source heat pump, timber fence surround and paved steps leading up to the second tier with a further patio area, timber shed on hard standing and timber gate to the allocated car parking space.

Directional Note

From Leicester City Centre take the A594 Welford Road continuing straight over at the Welford Road/Victoria Park Road traffic lights. Turn right on to Wordsworth Road where the property can be found on the left hand side.

Sat Nav Ref: LE2 6EE.

Viewings

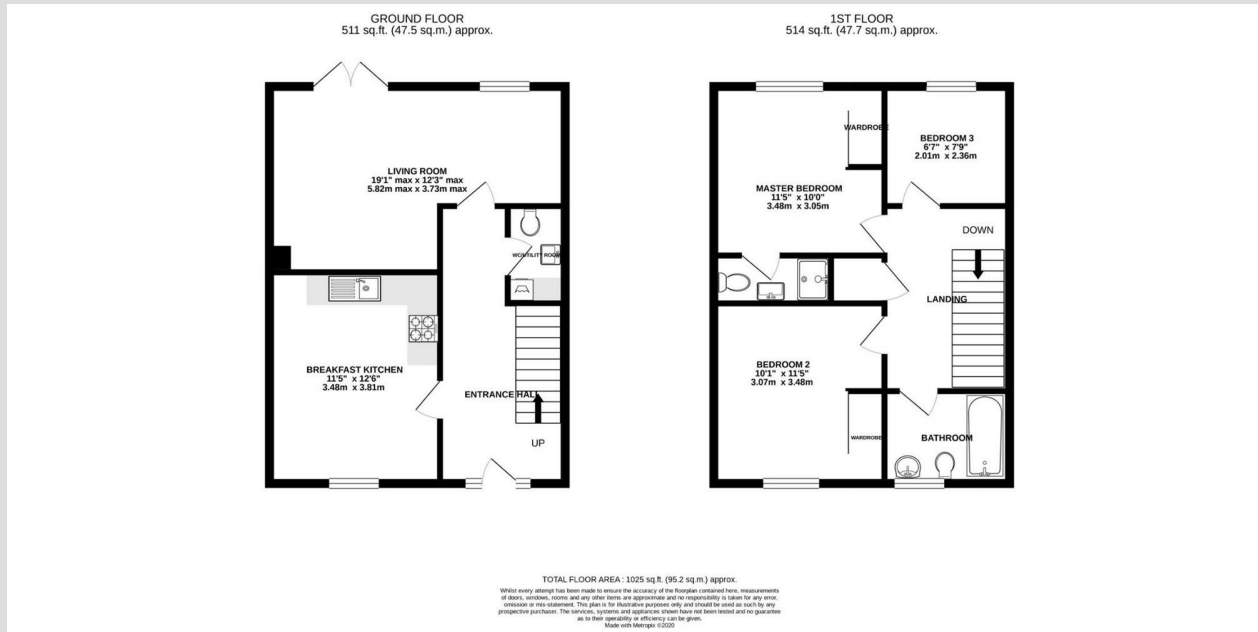
Viewings are strictly by appointment only and will be accompanied by a member of Fothergill Wyatt's sales team. Please call the office on 0116 270 5900 to book an appointment or email info@fothergillwyatt.com.

Directions

SAT NAV: LE2 6EE



Floorplans & EPC



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 92 |
| (81-91) B | | 79 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | 93 |
| (81-91) B | | 80 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |





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