

JAMES  
SELICKS

## 2 CHAPEL LANE

KNIGHTON, LEICESTERSHIRE



2 Chapel Lane  
Knighton  
Leicester  
LE2 3WE

Positioned on a stunning plot of just under one third of an acre, a spacious, period detached bungalow offering a huge amount of potential to any discerning buyer.

Entrance porch • reception hall • dining room • conservatory • sitting room • breakfast kitchen • side lobby • utility cupboard • study • inner hall • three double bedrooms • bathroom • additional WC • sweeping driveway • single garage • stunning, mature rear gardens • two formal ponds • EPC - D

#### Location

Situated in the heart of Knighton, within easy walking distance of both Victoria Park and the fashionable Queens Road shopping parade in Clarendon Park. Leicester city centre is close by, with its professional quarters and mainline railway station access to London St Pancras in just over an hour. There are excellent recreational facilities and renowned schooling all within easy reach.

#### Accommodation

The property is entered via a large entrance porch leading to a reception hall which is open to the dining room with sliding patio doors to a large brick/uPVC conservatory. The main sitting room has a raised open fireplace with an oak mantel. The breakfast kitchen has a range of eye and base level units, ample preparation surfaces, a one and a quarter bowl stainless steel sink with swan neck mixer tap over, an island unit, electric double oven with four-ring halogen hob and stainless steel canopy extractor above, integrated dishwasher, fridge and freezer. An inner lobby with a door to the front leads to a utility cupboard providing plumbing for an automatic washing machine and space for condenser dryer. The study houses the Baxi wall mounted boiler and double doors to the conservatory.

An inner hall leads to the master bedroom, with built-in wardrobes, a vanity unit and bedside units, cupboards and drawers. There are two further double bedrooms, both with built-in wardrobes. The bathroom has a four piece suite comprising an inset pedestal wash hand basin, enclosed WC, a panelled bath and a shower cubicle, heated towel rail. An additional cloakroom provides a low flush WC.

#### Outside

To the front of the property is a sweeping block paved driveway, orientated around a central planted oasis, lawned gardens with planted borders behind a low level wall, providing car standing and access to the single garage. To the rear are beautifully stocked gardens, with the plot in total extending to just under one third of an acre, providing paved patio areas, two formal ponds, a timber greenhouse, shed, mature planted borders trees and shrubs.

**Tenure:** Freehold

**Local Authority:** Leicester City Council

**Tax Band:** E











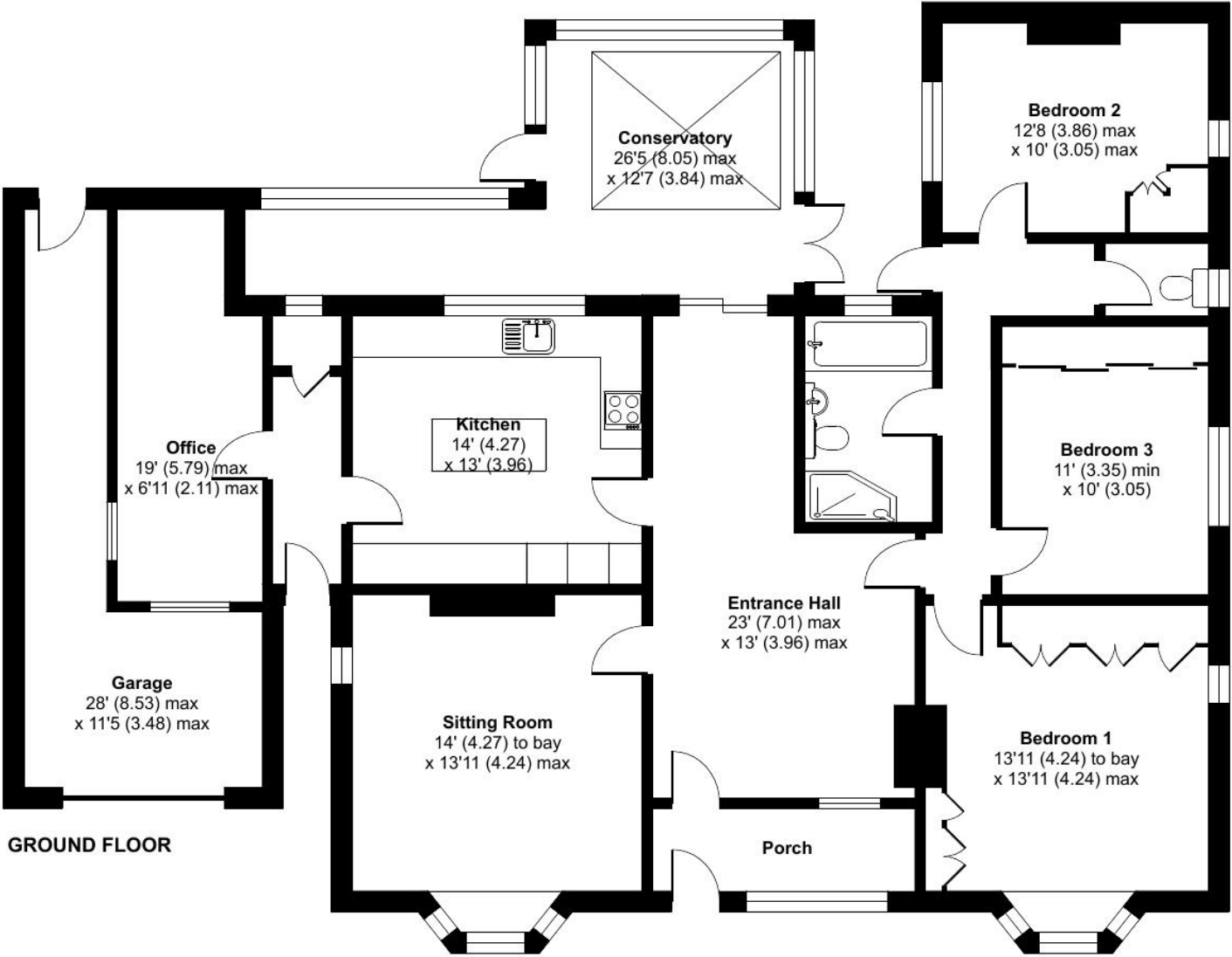
# Chapel Lane, Knighton, LE2

Approximate Area = 1771 sq ft / 164.5 sq m

Garage = 175 sq ft / 16.2 sq m

Total = 1946 sq ft / 180.7 sq m

For identification only - Not to scale



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All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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