

JAMES  
SELICKS

26 WIMBORNE ROAD

KNIGHTON, LEICESTER





26 Wimborne Road  
Knighton  
Leicester  
LE2 3RP

A spacious, four bedroom detached family home, having had a stunning, living kitchen extension, located on a quiet cul-de-sac.

Porch • entrance hall • cloakroom • two reception rooms • extended living kitchen and utility room • four double bedrooms • large family bathroom • lawned front gardens • driveway • single garage • attractive, deep rear gardens • EPC - D

### Location

Wimborne Road is located in the heart of the prestigious, leafy suburb of Knighton, approximately two and half miles to the south of the city, giving excellent access to the city centre, professional quarters and mainline railway station, along with local shopping being found on the fashionable parades of Allandale Road and Francis Street, with nearby Oadby offering a variety of sporting and social facilities including golf and tennis, plus popular schooling in both the state and private sector.

### Accommodation

The property is entered via a front door into an arched porch with a leaded door into an entrance hall with oak flooring and ceiling coving, housing the stairs to the first floor with an understairs storage space beneath. A ground floor cloakroom provides a white two piece suite. The front reception room has oak flooring, picture rail, ceiling coving and a leaded bay window to the front. The rear reception room has an open fire with a marble hearth and wooden mantel, ceiling coving and a bay window with inset double doors leading onto the rear garden. The stunning extended living kitchen boasts an excellent range of bespoke grey painted eye and base level units and drawers with ample granite preparation surfaces, an undermounted double bowl sink with mixer tap over, an electrically powered Aga style oven with four ovens and two hotplates, glass splashback, integrated dishwasher and fridge-freezer, a further large island unit with granite top providing breakfast bar space and further storage, inset ceiling spotlights, feature pendant lighting and flagstone tiled flooring; an abundance of natural light is provided by a roof lantern, uPVC double glazed windows and the double doors which lead onto the rear garden. A utility room with a door to the side provides a range of eye and base level units, a ceramic sink and tiled flooring.











A large first floor galleried landing gives access to the master bedroom, having a leaded bay window to the front elevation, three further double bedrooms and a large family bathroom, providing a white four piece suite comprising a low flush WC, pedestal wash hand basin, a freestanding rolltop bath on feet with centre taps and a telephone style shower attachments, and a separate shower enclosure, heated towel rail, two obscure glazed windows, part tiled walls and tiled flooring.

#### Outside

To the front of the property are lawned gardens behind a low level granite wall and a tarmac driveway providing car standing and access to a single integral garage. To the rear of the property are attractive, landscaped gardens with stone patio seating areas, shaped lawns, planted borders with trees and shrubs and a timber summerhouse.

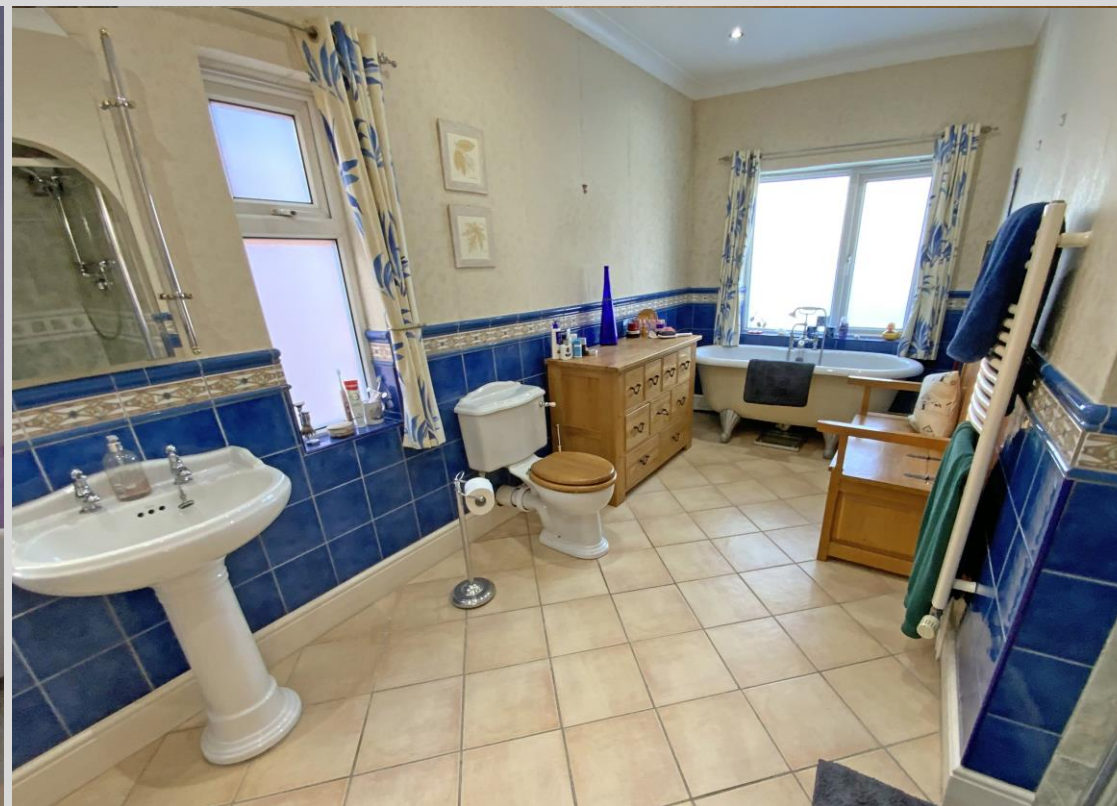
**Tenure:** Freehold

**Local Authority:** Leicester City Council

**Tax Band:** F



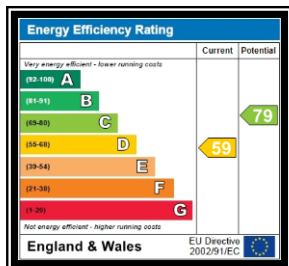
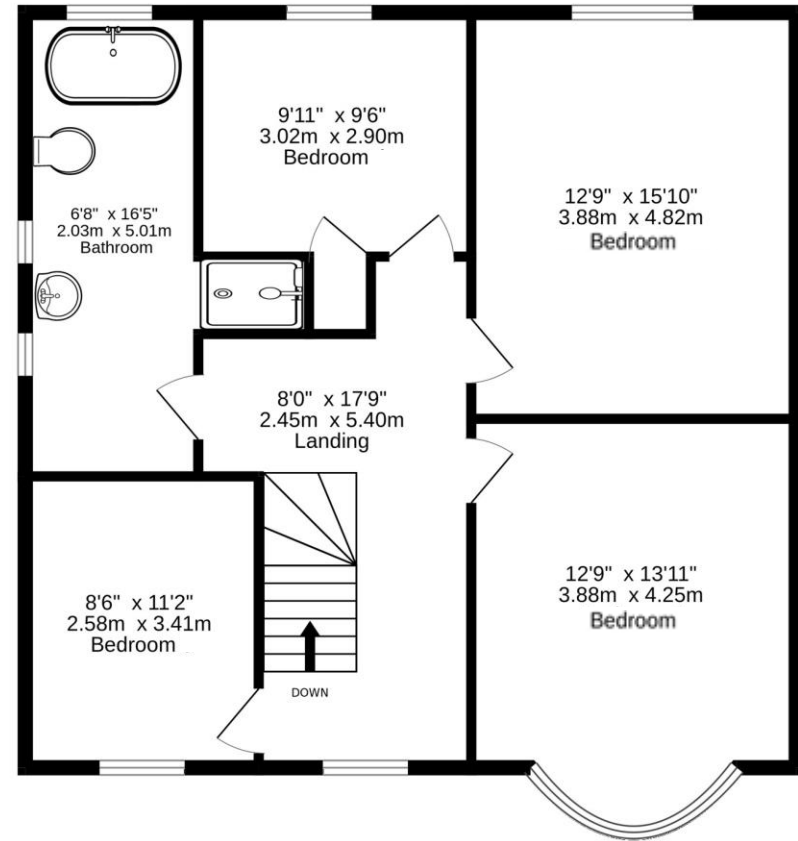
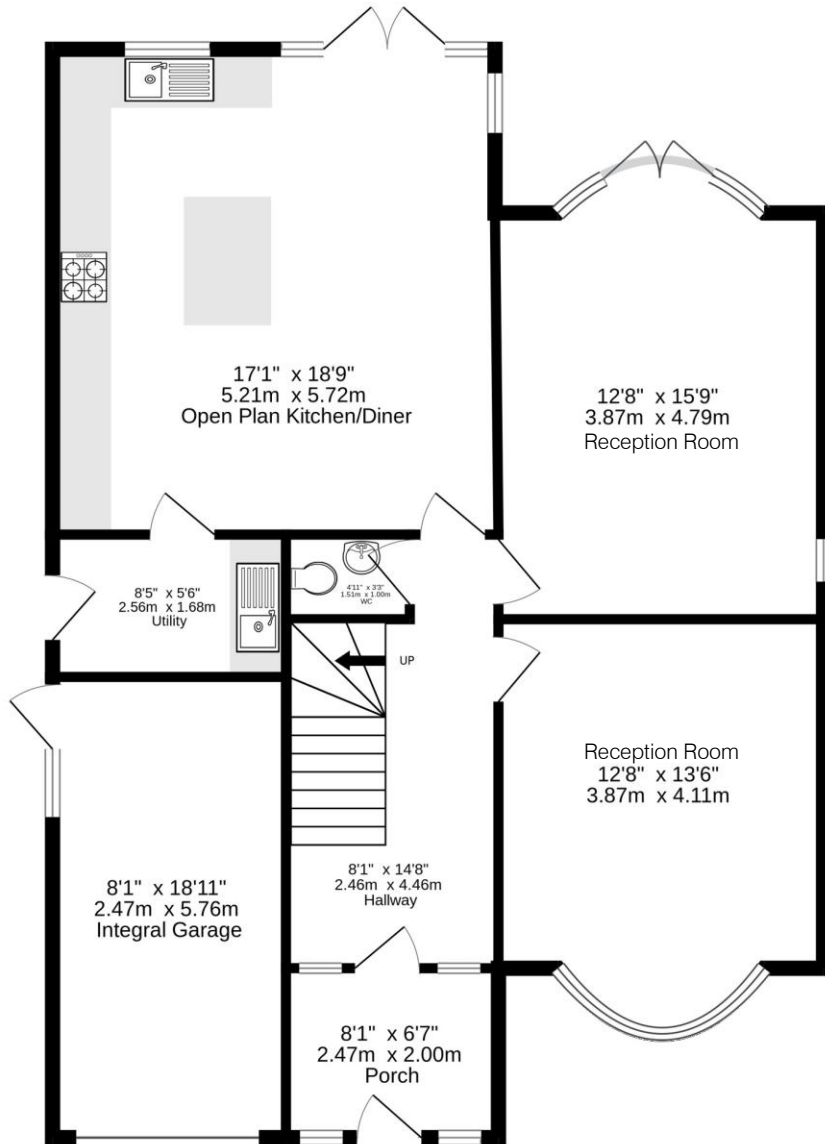












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Total Approximate Gross Internal Floor Area = 1997 SQ FT / 185 SQ M

Measurements are approximate.

Not to scale.

For illustrative purposes only.



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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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