

JAMES  
SELICKS

25 SOUTHLAND ROAD

SOUTH KNIGHTON, LEICESTER LE2 3RJ

PRICE: £500,000





A most unusual detached bungalow occupying an elevated position with attractive views to both the side and rear over Knighton Park.

The property is in need of modernisation and provides a fantastic opportunity for conversion and redevelopment (subject to the necessary planning consents) particularly the huge loft area.

Porch • large entrance hall • sitting room • sun room • terrace • kitchen • two double bedrooms • bathroom • separate WC • first floor loft space ripe for conversion • planted frontage • driveway to side and rear • large triple garage with store • EPC - E

#### Location

In the heart of the prestigious, leafy suburb of South Knighton (approximately two miles to the south of the city), giving excellent access into the city centre with its professional quarters and mainline railway station, along with local shopping along the fashionable Allandale Road/Francis Street parades, with nearby Oadby offering a variety of sporting and social facilities and popular schooling in both the state and private sector.

#### Accommodation

Steps lead upto a front porch with a door into a large entrance hall with two built-in cupboards. A cloakroom with a window to the side provides a two piece suite. The sitting room has an electric fire, a window to the side overlooking the park and a sliding wooden door into a sun room, with sliding doors leading onto a large terrace overlooking Knighton Park. The kitchen has a range of eye and base level units and drawers, work surfaces, a one and a quarter bowl sink with mixer tap, tiled splashbacks, integrated double oven with four-ring gas hob and extractor unit above, dishwasher and fridge-freezer, a window to the side and access to the basement garaging.

The master bedroom has a window to the front, built-in wardrobes with cupboards over and a further window to the side overlooking the park. bedroom two has a window one to the front and built-in wardrobes. The bathroom has a frosted window to the side and provides a two piece suite comprising an inset wash hand basin with cupboards under and a panelled bath with shower over, built-in airing cupboard. A separate WC provides a low flush suite.

The first floor is a huge, partially boarded loft space with windows to the front and rear, considered ripe for conversion (subject to the necessary planning).

#### Outside

To the front of the property is a walled, planted frontage with steps leading up to the front door. To the side and rear of the property is a tarmac driveway providing ample car standing and leading to the large basement garage with three electric doors and a store room housing the Worcester wall mounted boiler.

**Tenure:** Freehold

**Local Authority:** Leicester City Council

**Tax Band:** E

**SatNav Info:** The property's postcode is LE2 3RJ, and the house number is 25.



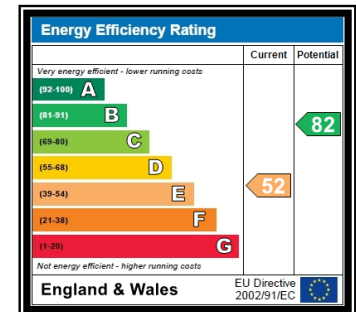
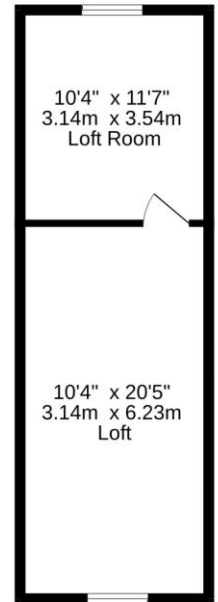
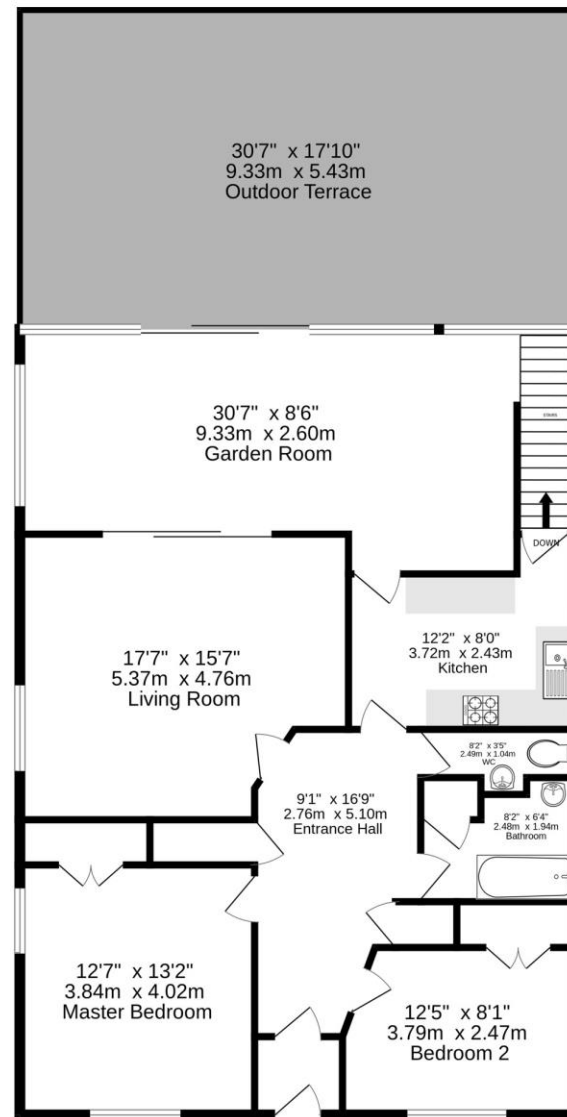
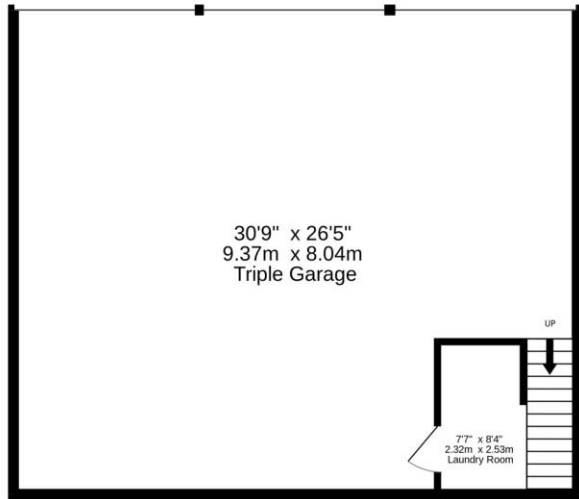












**25 Southland Road, South Knighton, Leicester LE2 3RJ**

**Total Approximate Gross Internal Floor Area = 1216 SQ FT / 113 SQ M**

Measurements are approximate.  
Not to scale. For illustrative purposes only.



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#### Measures and Other Information

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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