

JAMES
SELICKS

29 HOLBROOK ROAD

SOUTH KNIGHTON, LEICESTER LE2 3LG

OFFERS IN EXCESS OF £600,000



A stunning, refurbished and extended three-storey semi-detached home, positioned on this attractive, tree-lined road on the Stoneygate/South Knighton borders. The property has undergone a comprehensive scheme of upgrading, including a superb living kitchen and refitted bathrooms, making internal inspection an absolute must!

Entrance hall • cloakroom • sitting room • dining room open to a refitted living/dining kitchen • inner lobby with further cloakroom and utility room • four first floor bedrooms • refitted bathroom • attic bedroom five with dressing area & en-suite • driveway • good-sized south-facing lawned rear gardens • EPC – F

Location

South Knighton is renowned for its quality of housing stock and ease of access to the city centre, with its professional quarters and mainline railway station offering access to London St Pancras in just over an hour. Local day-to-day shopping can be found at Queens Road within neighbouring Clarendon Park and Stoneygate's fashionable Allandale Road/Francis Street shopping parades. Excellent recreational facilities and outstanding schooling can also be found in the area.

Accommodation

The property, which has underfloor heating throughout the ground floor, is entered via a smart wooden door with glazed lights adjacent and above leading into a spacious entrance hall with decorative floor tiling housing a cloaks cupboard, the stairs to first floor and a ground floor cloakroom with a contemporary two piece suite. The sitting room has a bay window to the front elevation, picture rail, Parquet flooring and a tiled fireplace recess with slate hearth. The dining room has Parquet flooring, picture rail, a tiled fireplace recess with slate hearth and is open to the stunning extended, 'L' shaped living kitchen, boasting an excellent range of eye and base level units and drawers with marble preparation surfaces, a Belfast sink with drainer unit and professional Chef's mixer tap, tiled splashbacks, space and plumbing for an American style fridge-freezer, a professional range oven with double oven and grill, a five-ring gas hob over with canopy extractor above, integrated appliances include a dishwasher and wine cooler, Parquet flooring, three glazed rooflights and bi-fold doors leading onto the rear garden. An inner lobby houses a further cloakroom with a two piece suite and a utility cupboard providing plumbing for an automatic washing machine.

The first floor landing has Parquet flooring and houses the airing cupboard. The master bedroom has a bay window to the front elevation, picture rail and Parquet flooring. There are three further bedrooms on this floor, all with Parquet flooring and windows. The refitted family bathroom has a white three piece suite comprising a low flush WC, a ceramic wash hand basin on a stand, a panelled bath with fixed and flexible shower heads over, window to the front elevation, part tiled walls, inset ceiling spotlights and wood effect floor tiling.

To the second floor, bedroom five has two glazed rooflights, wood effect laminate flooring and is open to an en-suite with a glazed rooflight, wood effect laminate flooring, an enclosed WC, wash hand basin with cupboard under and a corner shower cubicle.







Outside

To the front of the property is a boundary wall with wrought iron railings, a personal gate and a block paved driveway providing off street car standing. Gated side access leads to attractive, good-sized rear gardens with a raised, paved patio seating area, covered barbecue area and steps leading down to a lawned area with a range of mature herbaceous trees, shrubs and plants, a wooden shed, gravelled borders and fully fenced, walled and hedged boundaries.

Tenure: Freehold

Local Authority: Leicester City Council

Tax Band: E

Services: The property is offered to the market with all mains services and gas-fired central heating.

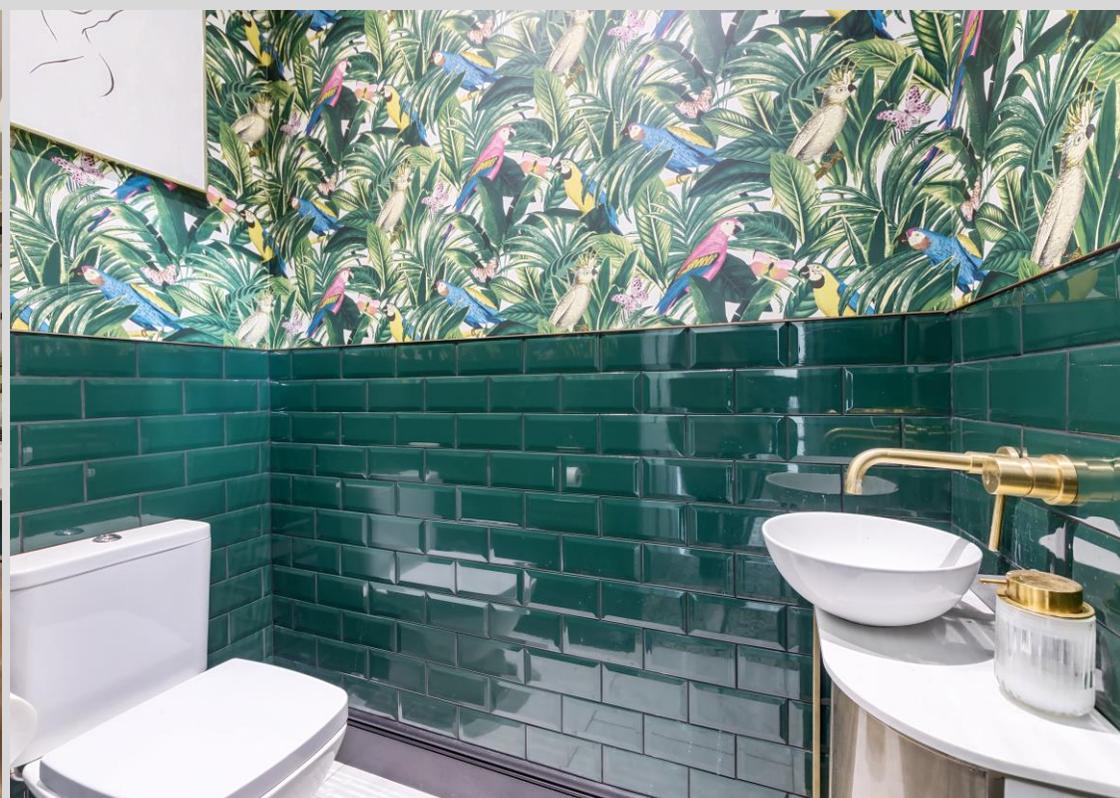
Listed Status: Not Listed

Conservation Area: No

Broadband delivered to the property:

Flooding issues in the last 5 years : None

Accessibility: The garden is on two levels.



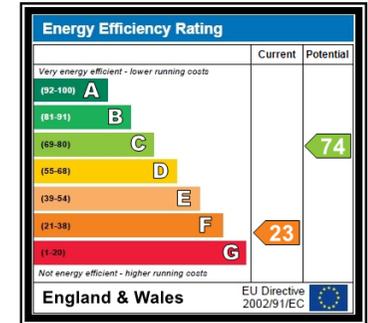
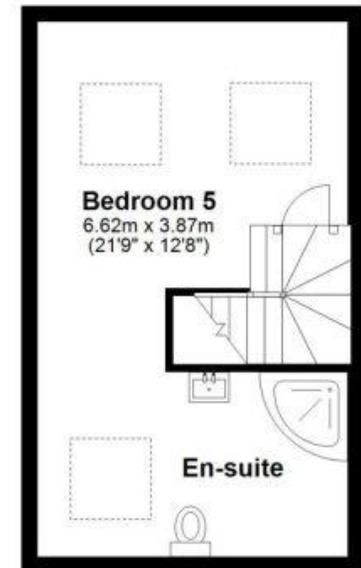
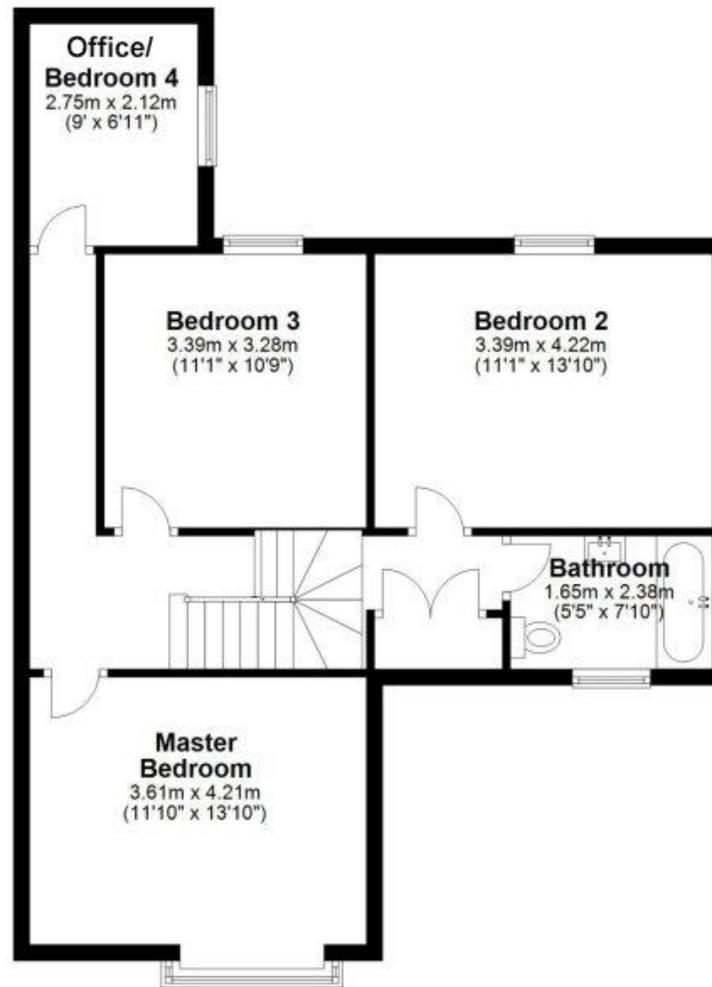
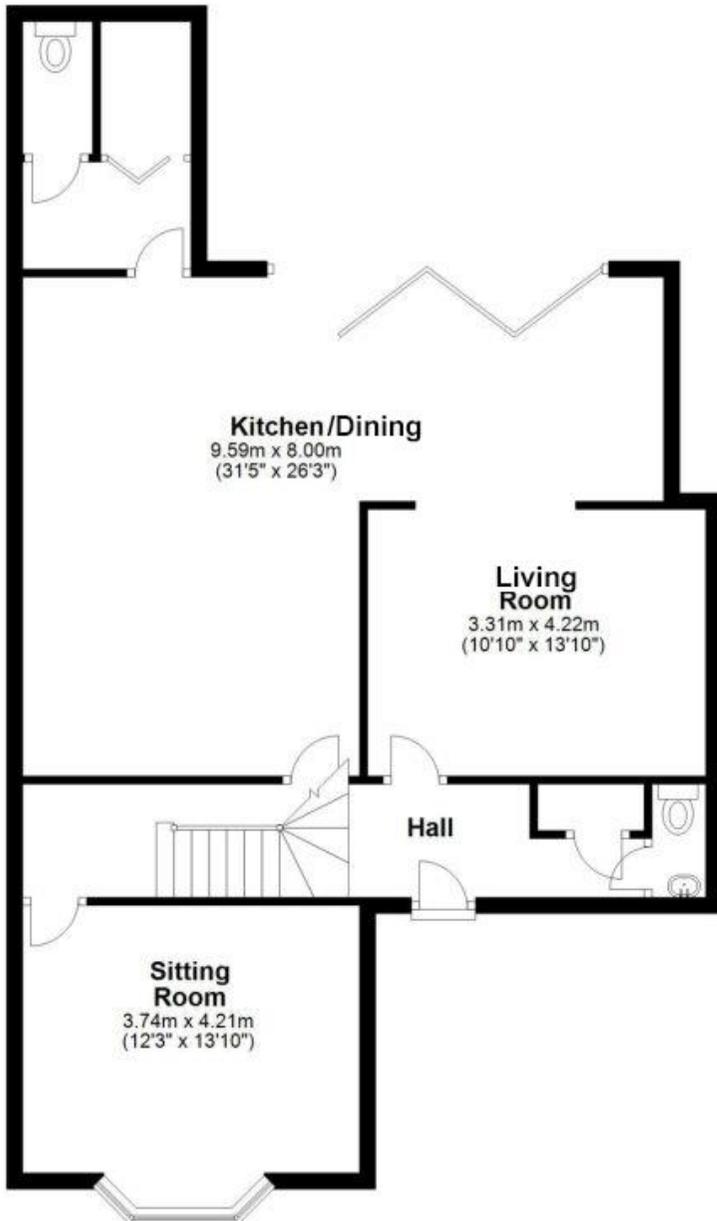




29 Holbrook Road, South Knighton, Leicester LE2 3LG

Total Approximate Gross Internal Floor Area = 2101 SQ FT / 195 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.

