

JAMES  
SELICKS

74 CARISBROOKE ROAD

SOUTH KNIGHTON, LEICESTER LE2 3PB

OFFERS OVER: £680,000





A stunning, period detached family home, believed to date back to circa 1910, retaining a wealth of character features on a deep, manicured plot extending to approx 0.18 acres.

Recessed porch • reception hall • sitting room • dining room • snug • breakfast kitchen • utility room • cloakroom/shower room • conservatory • four double bedrooms • bathroom • separate WC • driveway • further shared driveway • single garage • manicured rear gardens • solar panelling to garage roof • EPC - C

### Location

Located between Shanklin Drive and Knighton Road on the Stonegate/Knighton borders, the area provides good access to the city with mainline railway station, local sporting and social facilities, popular private and state schooling with localised shopping facilities found at nearby Queens Road and Allandale Road/Francis Street shopping parades.

### Accommodation

A recessed porch and original stained and leaded front door lead into a reception hall housing a walk-in cloaks cupboard and the stairs to the first floor with understairs storage cupboard. The sitting room has a cast iron fireplace with tiled insets and a mahogany surround with an inset circular mirror. The dining room has a cast iron fireplace with tiled inserts and a tiled surround and a door to the conservatory. A snug with built-in cupboards and shelving. The breakfast kitchen boasts a superb range of bespoke eye and base level units with granite and oak preparation surfaces, a one and a quarter bowl sink with mixer tap over, a Rangemaster professional oven with double oven and grill, five-ring hob and extractor unit above, integrated appliances include a dishwasher, fridge-freezer and microwave. A utility room with base level units and a stainless steel sink with a swanneck mixer tap over, pantry cupboard and a door to the rear. A ground floor cloakroom/shower room providing a white three piece suite comprising low flush WC, wash hand basin with cupboard under, shower cubicle, chrome heated towel rail. The conservatory is of brick and double glazed timber construction with double doors to the rear garden.

To the first floor is a landing leading to four double bedrooms and a family bathroom with a white two piece suite comprising a pedestal wash hand basin, a rolltop cast iron freestanding bath with shower attachment over and a radiator/chrome heated towel rail. A separate WC provides a white low flush suite.

### Outside

To the front of the property is a block paved driveway providing parking for two vehicles and gated access to a further shared block paved driveway leading to a single garage. To the rear of the property are manicured gardens, lavishly planted with trees, shrubs and box hedging, a water feature and vegetable garden and greenhouse to the rear of the plot.

Tenure: Freehold. Conservation Area: No.

Local Authority: Leicester City Council, Tax Band: F

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Fibre, 36mbps.

Photovoltaic Panels: On garage roof generate approx £550 income per annum.

Wayleaves, Rights of Way & Covenants: None known.

Flooding issues in the last 5 years : None known.

Accessibility: No issues.

Planning issues: None known.













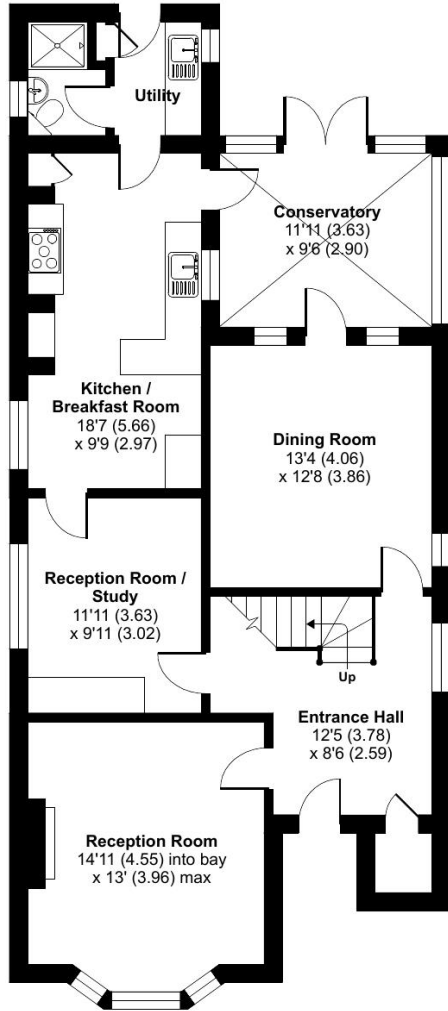
# Carisbrooke Road, LE2

Approximate Area = 1780 sq ft / 165.4 sq m

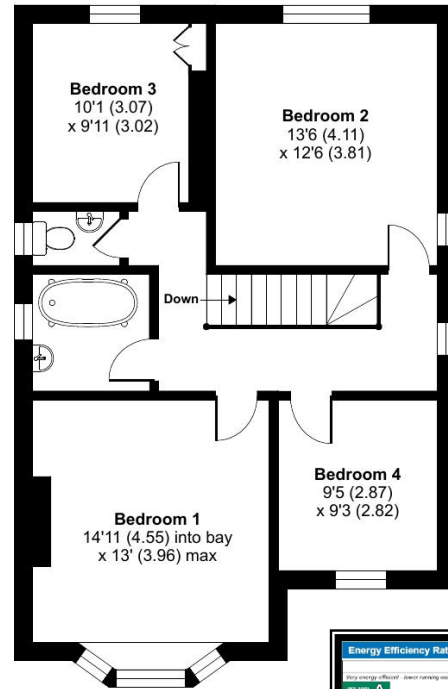
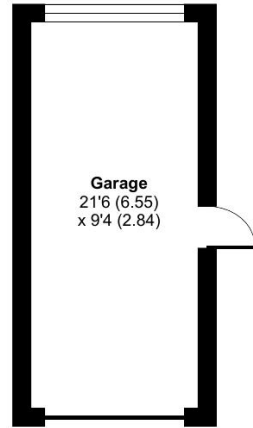
Garage = 200 sq ft / 18.5 sq m

Total = 1980 sq ft / 183.9 sq m

For identification only - Not to scale



GROUND FLOOR

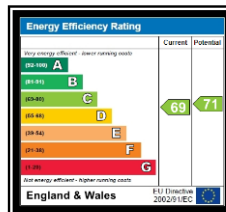


FIRST FLOOR



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for James Sellicks Estate Agents. REF: 1120948





Leicester Office  
56 Granby Street  
Leicester  
LE1 1DH  
0116 2854554  
info@jamesllicks.com

Market Harborough Office  
01858 410008

Oakham Office  
01572 724437

[jamesllicks.com](http://jamesllicks.com)



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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.

