

JAMES
SELICKS

45 Shanklin Drive

SOUTH KNIGHTON, LEICESTER



45 Shanklin Drive
South Knighton
Leicester
LE2 3QE

A largely extended, five bedroom two bathroom detached family home set on a particularly deep, mature plot, offered for sale with no upward chain.

Recessed porch • entrance hall • cloakroom • front sitting room • extended rear sitting room • snug • breakfast kitchen • utility room • five bedrooms • en-suite • family bathroom • separate WC • driveway • front store • deep mature deep rear gardens • timber shed • EPC - E

Location

Located in the fashionable suburb of South Knighton, Shanklin Drive remains one of suburban Leicester's most prestigious addresses. Approximately two miles south of the city centre, the area provides excellent access to the professional quarters and mainline railway station with links to London St Pancras in just over an hour. The stylish "Stoneygate shops" along Francis Street and Allandale Road and the Queens Road shopping parade in neighbouring Clarendon Park are all within easy walking distance, offering a good range of boutiques, bars and restaurants. Excellent state and private schooling is within easy reach, as well as an abundance of recreational facilities including tennis, golf and swimming, and Knighton Park being just a short distance away.

Accommodation

The property is entered via a recessed porch with a uPVC double glazed front door into an entrance hall with oak flooring, housing two cloaks cupboards and the stairs to the first floor with an understairs storage cupboard beneath. A ground floor cloakroom provides a white two piece suite. The front sitting room has a uPVC double glazed bay window to the front, a feature limestone fireplace with an inset gas living flame effect fire, Parquet flooring and glazed double doors leading into the extended rear sitting room, having a feature limestone fireplace with an inset gas living flame effect fire, Parquet flooring and a uPVC double glazed bay window and door to the rear garden. The snug has a chimneybreast recess with a tiled hearth and gas cast iron log burner, Parquet flooring and a uPVC double glazed window to the rear elevation. The breakfast kitchen has a uPVC double glazed window to the rear and boasts a good range of cream eye and base level units and drawers, ample preparation surfaces, tiled splashbacks, glazed display cabinets, a stainless steel sink, Rangemaster professional oven with double oven and grill, six-ring gas burner and canopy extractor unit above, integrated dishwasher, inset ceiling spotlights, tiled flooring with underfloor heating and two double glazed Velux windows. A utility room with eye and base level units and a stainless steel sink provides space and plumbing for an washing machine and condenser dryer, heated towel rail and a uPVC double glazed door to the side.





To the first floor is a landing with a window to the side housing the airing cupboard with Worcester wall mounted boiler. The master bedroom has a uPVC double glazed window to the rear and an en-suite providing a white four piece suite comprising a low flush WC, twin circular wash hand basins on vanity stands with cupboards and drawers beneath and a walk-in doorless shower enclosure, chrome heated towel rail and a uPVC double glazed window to the side. Bedrooms two, three and five each have a uPVC double glazed bay window to the front. Bedroom four has a uPVC double glazed window to the rear. The bathroom provides a white three piece suite comprising an inset wash hand basin with cupboard under, a P shaped bath with shower screen and shower over, chrome heated towel rail and two uPVC double glazed windows to the side and rear. A separate WC provides a white two piece suite comprising a pedestal wash hand basin and a low flush WC and has a uPVC double glazed window to the side.

Outside

To the front of the property is a gravelled driveway providing ample car standing space for three vehicles and access to a store (former garage). To the rear are paved patio areas with useful enclosed storage areas beneath, lawned gardens with mature raised beds and trees and a timber shed.

Tenure: Freehold

Local Authority: Leicester City Council

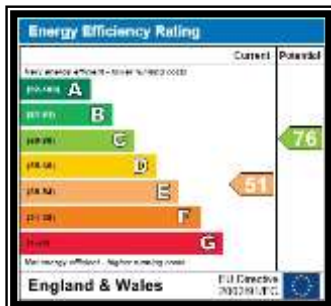
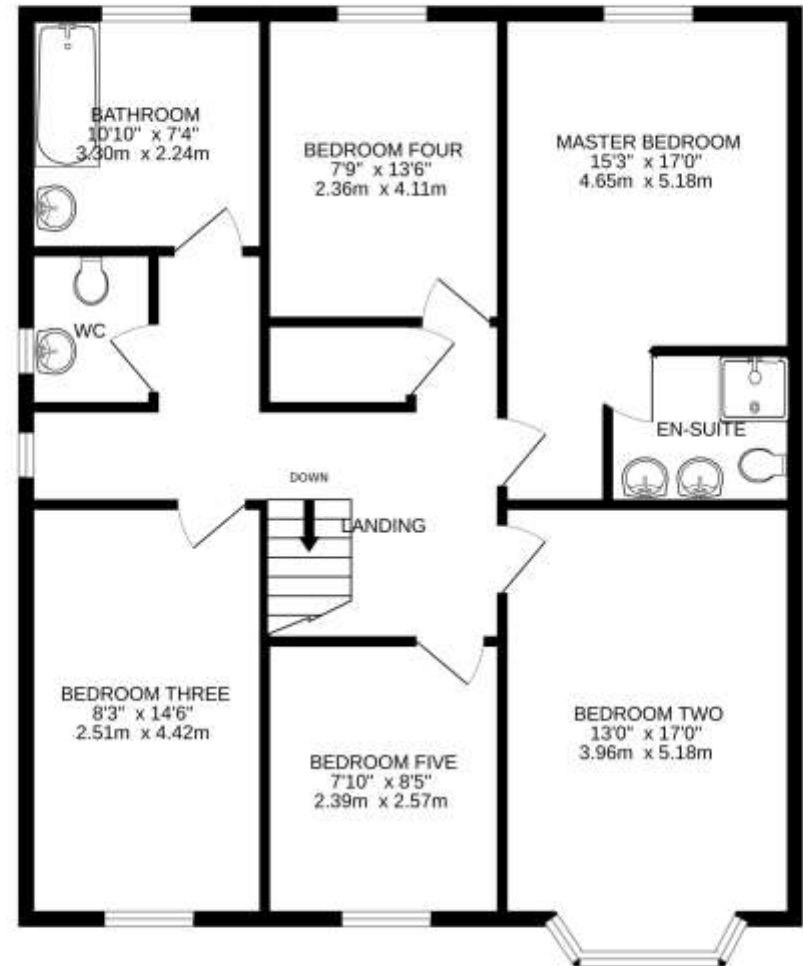
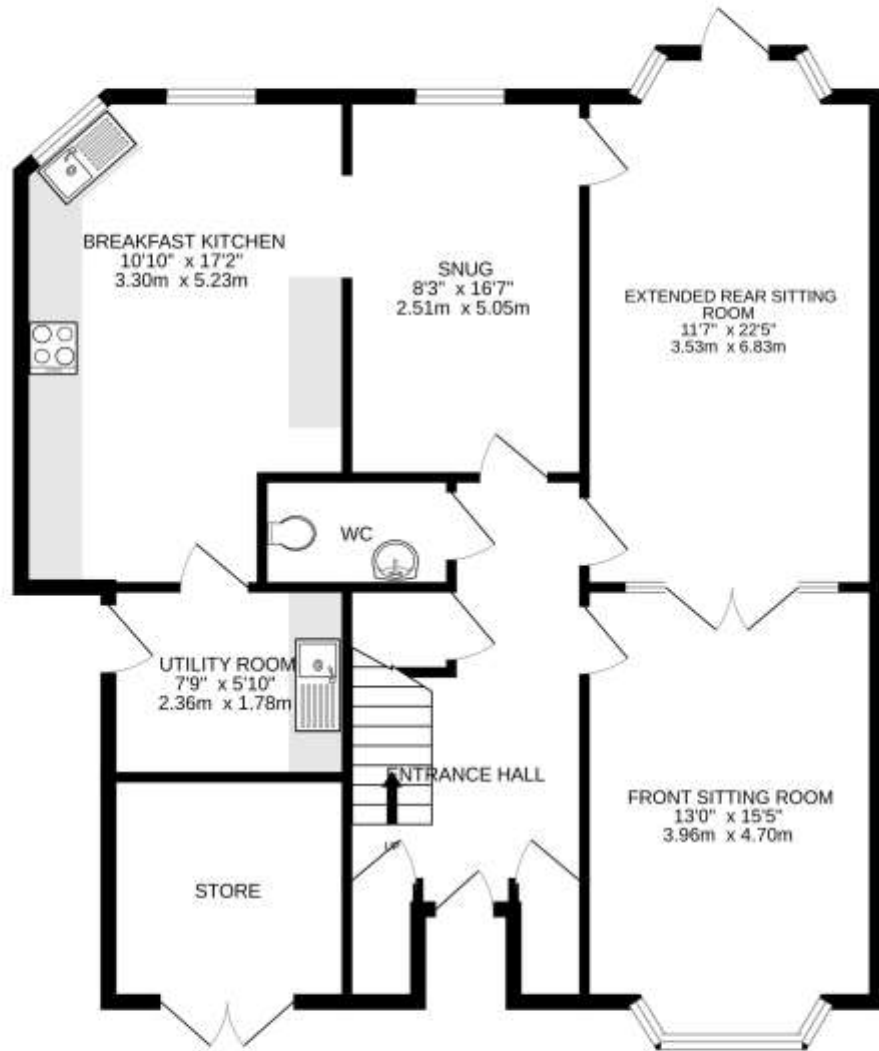
Tax Band: F











45 Shanklin Drive, South Knighton, Leicester LE2 3QE

Total Approximate Gross Internal Floor Area = 1991 SQ FT / 185 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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