

JAMES SELLICKS

24 SIDNEY ROAD

SOUTH KNIGHTON, LEICESTER LE2 3JR

GUIDE PRICE: £350,000



Built circa 1873, this stunning, detached three-storey villa boasts immaculately presented accommodation with three bedrooms and a particularly good-sized, south-facing garden.

Sitting room • dining room • kitchen • two first floor bedrooms • bathroom • attic bedroom three • front forecourt • stunning gardens • two outhouses • brick open-fronted covered summerhouse • EPC - E

Location

Just off Elms Road in the heart of South Knighton, the location provides good access to the fashionable Allandale Road/Francis Street and Queens Road shopping parades as well as the city centre with its professional quarters and mainline railway station providing access to London St Pancras in little over one hour.

Accommodation

The sitting room has two sash windows to the front, a cast iron fireplace and mantelpiece with a gas living flame effect fire, built-in meter cupboard, ceiling coving and picture rail, stripped and painted floorboards. An inner hallway provides access to the side of the house, a useful understairs cupboard and is open to the dining room, having a sash window to the rear and an original cast iron range with a painted surround and full-height storage cupboard with picture rail. Steps lead down to the kitchen, with a good range of white eye and base level units with ample preparation surfaces, tiled splashbacks, a circular stainless steel sink and drainer unit with mixer tap and sliding window over, an electric oven with four-ring gas hob and extractor unit above, integrated fridge-freezer, picture rails, stripped and painted floorboards and rear door access to garden.

The first floor landing has picture rails and a window to the side. The master bedroom has a decorative cast iron fireplace, a built-in storage cupboard with drawers beneath, two sash windows to the front, stripped and painted floorboards. Bedroom two has a recessed fireplace with fitted shelving, a window to the rear, stripped and painted floorboards and picture rails. The spacious bathroom has a white three piece suite comprising a low flush WC, pedestal wash hand basin, a panelled bath with fixed and flexible shower heads over, part tiled walls, stripped and painted floorboards and a window to the rear. The attic bedroom has a vaulted ceiling, double glazed Velux windows to the front and rear with electronically controlled blinds, eaves storage, stripped and painted floorboards.

Outside

The front, side and rear of the property have Yorkshire cream stone gravel and outside lighting; the front and side with planted borders. Double Yale locked wooden gates give side access to attractive rear gardens with two detached brick stores (one with plumbing for washing machine, Belfast sink & taps, a WC and Worcester Bosch wall mounted boiler). The rear gardens have a pleasant southerly aspect with a lawn, gravelled path, well-stocked borders and an open fronted brick built covered summerhouse to the rear of the plot.

Tenure: Freehold, Conservation Area: No

Local Authority: Leicester City Council, Tax Band: B

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

Broadband delivered to the property: fibre, 132-136mbps

Wayleaves, Rights of Way & Covenants: None known

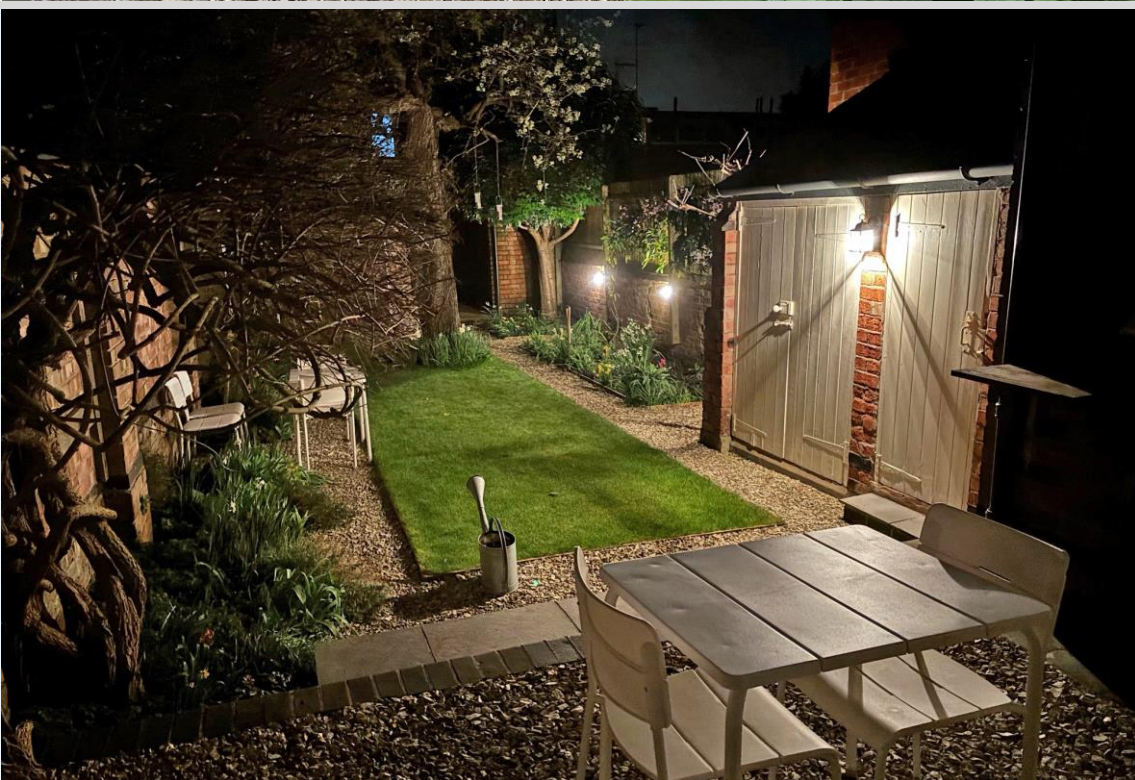
Flooding issues in the last 5 years : None known

Accessibility & Planning issues : None known









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

Market Harborough Office
 01858 410008

Oakham Office
 01572 724437

jamesselicks.com



Important Notice
 James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

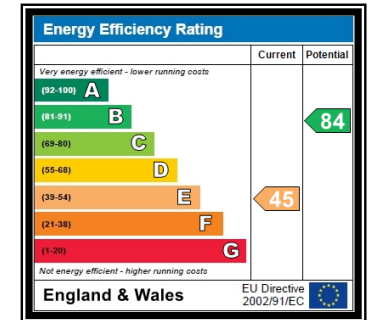
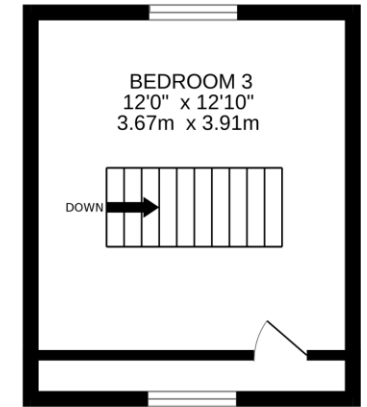
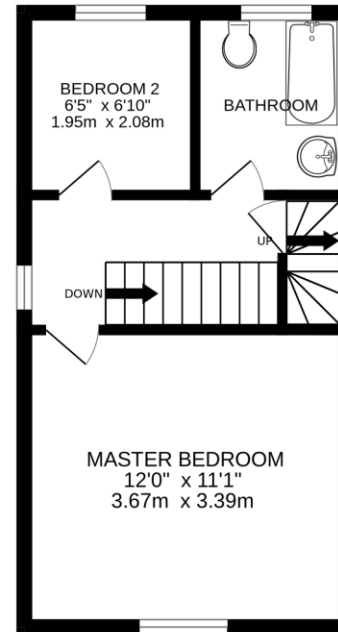
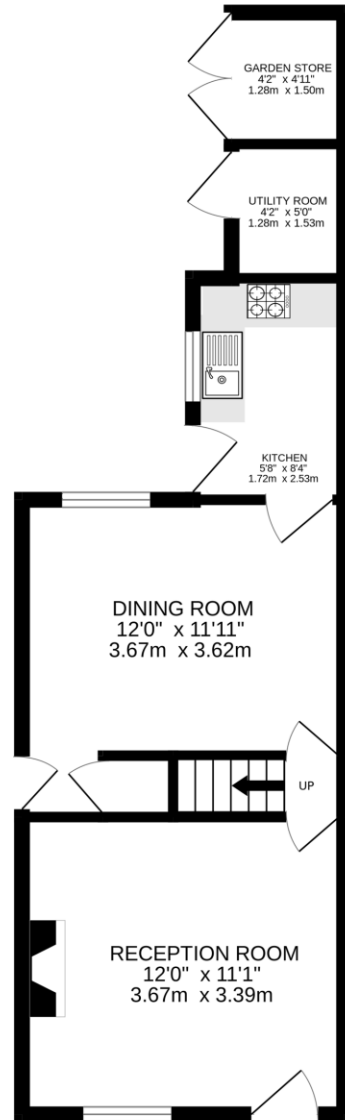
2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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.



24, Sidney Road South Knighton, Leicester, LE2 3JR

Total Approximate Gross Internal Floor Area = 812 SQ FT / 75 SQ M

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

