

JAMES  
SELICKS

66 CARISBROOKE ROAD

SOUTH KNIGHTON, LEICESTER LE2 3PB

GUIDE PRICE: £875,000





A stunning and beautifully maintained, six bedroom Edwardian detached family home offering truly spacious accommodation over three floors, on a superb plot of approximately one third of an acre.

Large reception hall, open to a family room • ground floor cloakroom • sitting room • dining kitchen, open plan to conservatory • four first floor bedrooms • bathroom • separate WC • two further second floor bedrooms • driveway • wide side access • detached garage with attached conservatory • deep lawned rear gardens • EPC - D

#### Location

Carisbrooke Road is located in the heart of the prestigious suburb of South Knighton, approximately a mile and a half to the south of the city, giving excellent access to the city centre, professional quarters and mainline railway station, along with local shopping being found along the fashionable parades of Allendale Road and Francis Street, and also Queens Road and the neighbouring Clarendon Park.

#### Accommodation

The property is entered through a porch with a decorative leaded inset to the front door and a multi-paned, wooden inner door into the large, bright reception hall, having leaded windows to the porch and front, picture rail and wooden flooring, housing the return staircase to the first floor and being open to an elegant family room with a part bay window and door leading onto the rear garden, ceiling coving, picture rail, a feature wooden fireplace with cast iron arts and crafts gas living flame effect fire and tiled hearth and wooden flooring. A useful ground floor cloakroom provides a two piece suite. The superb sitting room has a bay window to the front and a further window to the side, picture rail, a feature wooden fireplace with a gas living flame effect fire, marble hearth and back, wooden flooring. The fantastic dining kitchen has a large window and a door to the side and boasts an excellent range of beech eye and base level units and drawers, glazed display cabinets, granite preparation surfaces, two undermounted sinks with mixer taps over and tiled splashbacks, fitted with waste disposal units. Integrated appliances include a stainless steel range style oven with five-ring hob and stainless steel/glass extractor unit above, dishwasher, large fridge and separate freezer. This room has ceiling coving, inset ceiling spotlights and quarry tiled flooring throughout continuing into the large conservatory, of brick and uPVC construction, with power, quarry tiled flooring and French doors leading onto the garden.

A large first floor galleried landing with a window to the front houses the staircase to second floor landing. The master bedroom has ceiling coving, wardrobes built into the chimneybreast recesses, a wash hand basin with storage under and a window to the rear. Bedroom two has a bay window to the front, a further window to the side, ceiling coving, picture rail and a wash hand basin with storage beneath. Bedroom six has a square bay window to the rear, a picture rail and wall mounted cupboards. The bathroom has an opaque glazed window to the side, a corner bath with shower attachment, a vanity unit with an inset wash hand basin and cupboards beneath and a corner shower cubicle, chrome heated towel rail. built-in airing cupboard, inset ceiling spotlights, fully tiled walls and tiled floor. A separate WC with an opaque glazed window, inset ceiling spotlights, fully tiled walls and tiled floor provides a low flush suite.

A further return staircase with a Velux window over rises to the second floor landing, with an abundance of eaves storage. Bedroom four has a dormer window to the rear and a picture rail. Bedroom five has a Velux window, loft access and eaves storage.











### Outside

The property has a hedged frontage with a block paved pathway and two curved steps leading up to the front door. A block paved driveway provides ample car standing space. Double wooden gates give access to a detached brick built garage with double doors to the front, power and lights with an attached conservatory to the rear, of brick and uPVC construction with tiled flooring and French doors. Both the property and the garage benefit from a Welsh slate roof. The stunning gardens are a particular feature of the property, enjoying extensive lawns and numerous patio entertaining areas, a vast array of trees, shrubs and plants, a wooden shed, a pond, pergola, mature boundaries and fully fenced borders.

**Tenure:** Freehold

**Local Authority:** Leicester City Council

**Tax Band:** F

**Listed Status:** None.

**Conservation Area:** No.

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

**Broadband delivered to the property:** Fibre, speed unknown.

**Wayleaves, Rights of Way & Covenants:** None our Vendors are aware of.

**Flooding issues in the last 5 years:** None our Vendors are aware of.

**Accessibility:** The property is two-storey, no accessibility modifications have been made.

**Planning issues:** None our Vendors are aware of.







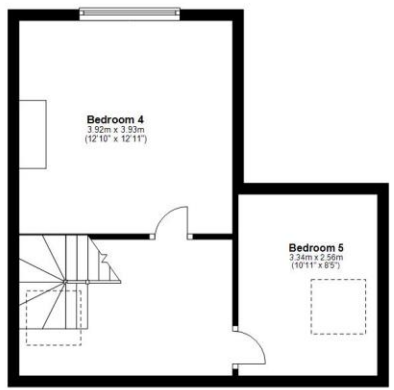
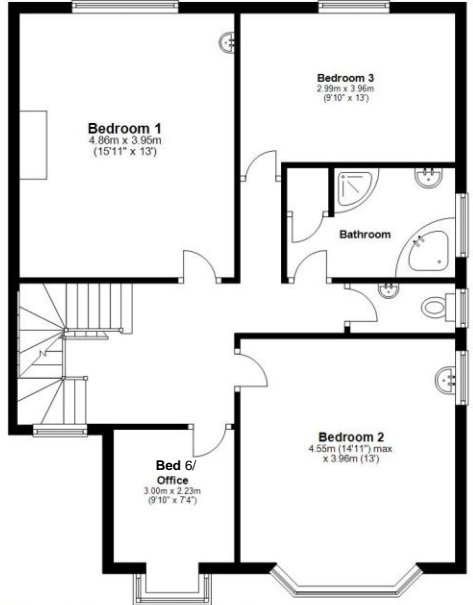
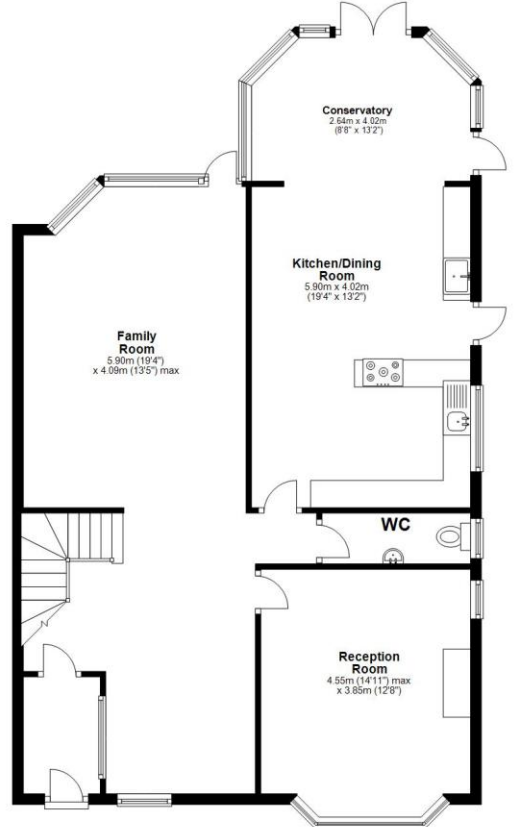
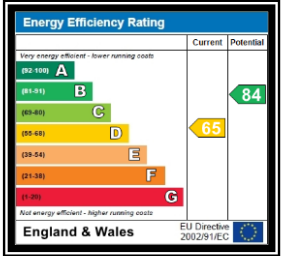
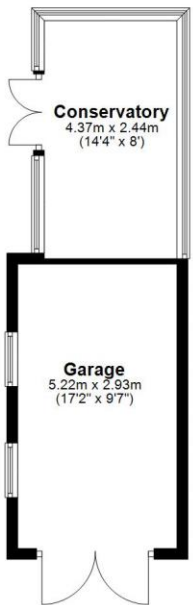






**Total Approximate Gross Internal Floor Area**  
**2292 SQ FT / 213 SQ M**

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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