



JAMES
SELICKS

16 CHAPEL LANE

KNIGHTON, LEICESTER LE2 3WE

OFFERS OVER £600,000



A stunning, four bedroom semi-detached home, elevated from the road behind wrought iron gates, boasting spacious accommodation over two floors and private rear gardens.

Porch • hall • bathroom • sitting room • dining room • kitchen • breakfast room • utility room • newly carpeted stairs & landing four bedrooms • newly decorated bathroom • lawned front gardens • driveway • garage • private, rear gardens • summerhouse • CCTV system • new monitored burglar alarm • new flat roof (10 year guarantee) • EPC - D

Location

The house is situated in the heart of the ever fashionable suburb of Knighton, within easy walking distance of both Victoria Park and the fashionable Queens Road shopping parade in Clarendon Park. Leicester city centre is close by, with its professional quarters and mainline railway station access to London St Pancras in just over an hour. There are excellent recreational facilities and renowned schooling all within easy reach.

Accommodation

A side entrance porch with a beautiful original wooden and glazed front door leads into a stunning reception hall with a window overlooking the front gardens, housing the return staircase to the first floor, ceiling coving, original oak flooring and a further window to the side. A ground floor bathroom with a window to the side provides a low flush WC, wash hand basin and mini-bath. The elegant sitting room has a bay window to the front, ceiling coving, picture rail and a feature limestone fireplace with an inset cast iron Aga stove. The dining room has ceiling rose, ceiling coving, picture rail, oak flooring, a door and windows to the rear. The dining kitchen has a window to the side, a good range of units and drawers, ample preparation surfaces, a Belfast sink with oak worktops either side, a Rangemaster cooker with tiled splashback and extractor hood over, display cabinets, an island unit providing breakfast bar space and further storage, spotlights, tiled flooring, French doors and windows to the rear. A utility room with a window to the rear provides a good range of units and drawers, worktops, doors to the side and garage. To the first floor is a galleried landing with a beautiful, original stained and leaded feature window. The master bedroom has windows to the front and side, built-in wardrobes and a feature fireplace. Bedroom two has a window to the rear, built-in wardrobes and shelving and a feature fireplace. Bedroom three has windows to the front and side. Bedroom four (currently used as a gym) has a window to the rear, a large mirror and spotlights. The recently redecorated bathroom has two windows to the rear, a panelled bath with shower over, a pedestal wash hand basin and low flush WC.

Outside

The property sits elevated from the road behind a walled boundary with wrought iron gates leading to a block paved driveway providing car standing for several vehicles and access to the garage with an up and over door, power and lights, front lawned gardens. To the rear of the house are private, lawned gardens with a lit wraparound patio entertaining area, a summerhouse with light, a garden shed, mature borders and fully fenced boundaries.

Tenure: Freehold, **Conservation Area:** No

Local Authority: Leicester City Council, **Tax Band:** E

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

Broadband delivered to the property: Unknown.

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

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

Accessibility & Planning issues : None our Clients are aware of.









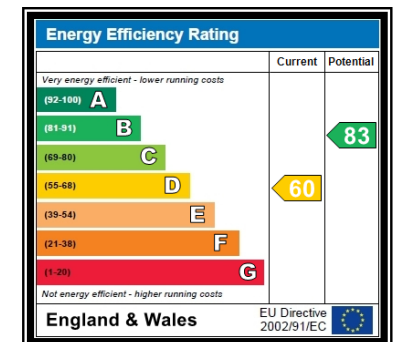
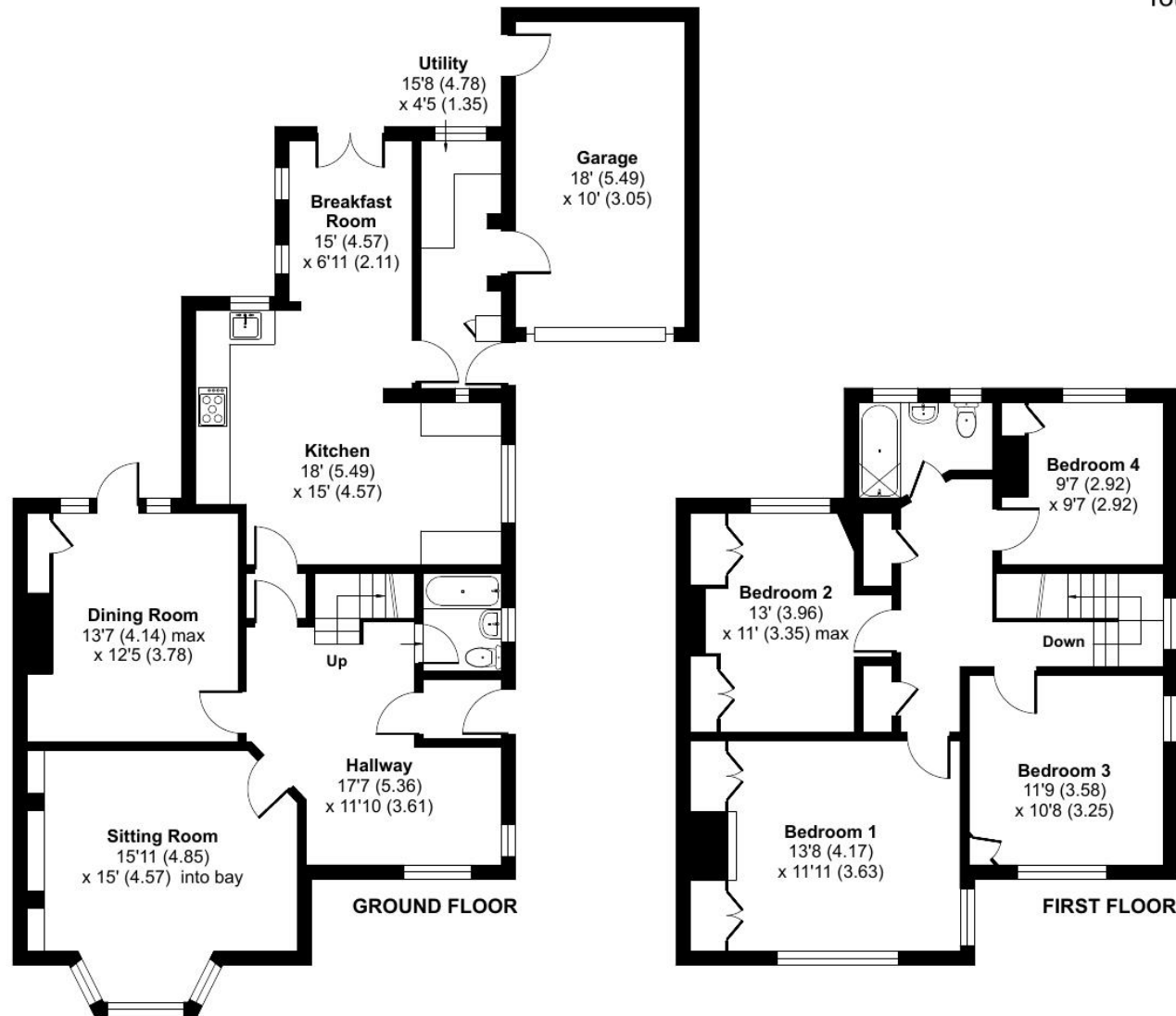
Chapel Lane, Knighton, Leicester, LE2

Approximate Area = 1796 sq ft / 166.8 sq m

Garage = 180 sq ft / 16.7 sq m

Total = 1976 sq ft / 183.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for James Sellicks Estate Agents. REF: 1015892

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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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