

# JAMES SELLICKS

79 KNIGHTON CHURCH ROAD

SOUTH KNIGHTON, LEICESTER  
LE2 3JN

OFFERS IN THE REGION OF  
£495,000



An immaculately presented, three bedroom semi-detached home located on one of Leicester's most sought after roads. The property has had a fantastic single-storey rear extension and now enjoys an amazing contemporary open-plan living kitchen area, whilst retaining much of its original charm and character.

Storm porch • entrance hall • sitting room • dining kitchen • utility • cloakroom • three bedrooms • bathroom • gravelled frontage • lawned rear gardens • garden room • EPC - D

#### Location

The fashionable suburb of South Knighton is located approximately two miles south of the city centre, providing excellent access to the professional quarters and mainline railway station. Localized facilities can be found at the nearby Allandale Road/Francis Street shopping parades, and Queens Road in neighbouring Clarendon Park, all offering a good range of boutiques, bars and restaurants. Excellent state and private schooling is within easy reach, and an abundance of recreational facilities including tennis and golf.

#### Accommodation

The property is entered via an arched brick storm porch with Minton tiled flooring and a beautiful original wooden and stained glass front door into an elegant and spacious reception hall with Minton tiled flooring, housing the return staircase to the first floor with a useful understairs storage cupboard beneath and having inset ceiling spotlights, a picture rail shelf with LED lighting and a further small cloaks cupboard. The sitting room is a lovely, bright space with a bay window to the front elevation, a feature wooden fireplace and cast iron open fire with decorative tiled insets and a marble hearth, ceiling coving, picture rail and solid oak flooring.

The stunning dining kitchen is the beating heart of this stylish home, boasting an excellent range of contemporary, white eye and base level units and drawers with underlighting and ample preparation surfaces. Integrated appliances include two stainless steel Neff ovens, a further Neff microwave and a Blomberg fridge-freezer. A further island unit provides further storage and houses an undermounted stainless steel sink with a flexi tap over and a four-ring gas hob and extractor unit above. This beautiful space has inset ceiling spotlights and smart white tiled flooring with underfloor heating throughout, provides ample space for seating and dining areas, and enjoys an abundance of natural light by virtue of Velux rooflights, windows and bi-fold doors leading onto the patio entertaining area and garden beyond.

A utility room with an opaque glazed window to the side houses the wall mounted boiler and provides a range of eye and base level units, a stainless steel sink and drainer unit with a flexi tap over, space and plumbing for a washing machine and tumble dryer, inset ceiling spotlights and tiled flooring and access to a pantry and ground floor cloakroom.

The first floor landing has wood laminate effect flooring, inset ceiling spotlights, a picture rail and provides loft access. The principal bedroom has a double built-in wardrobe, inset ceiling spotlights, picture rail, wood effect laminate flooring and a window overlooking the rear garden. Bedroom two is a double, with a bay window to the front, inset ceiling spotlights, wood effect laminate flooring, picture rail and a feature wooden fireplace surround. Bedroom three has a window to the front, a built-in wardrobe, inset ceiling spotlights and wood effect laminate flooring.







The family bathroom is simply superb, boasting a large, square freestanding bath, a wash hand basin with storage beneath and a light-up mirror above, an enclosed WC and a glazed and a double walk-in shower with a waterfall showerhead, inset ceiling spotlights, a chrome heated towel rail and further contemporary vertical radiator, two windows, two Velux rooflights and Polyflor non-slip flooring.

#### Outside

The property is approached via a gravelled frontage with wrought iron fencing, a personal gate and paved path to the front door. Gated side access leads to the fantastic rear gardens which are mainly laid to lawn with a patio entertaining area adjacent to the dining kitchen bi-folds blending the inside and outside, a variety of mature trees, plants and shrubs, steps and paved pathways leading to an outdoor study/garden room which is insulated and has air conditioning, heated flooring, power and lighting.

**Tenure:** Freehold

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

**Listed Status:** None, **Conservation Area:** None.

**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.

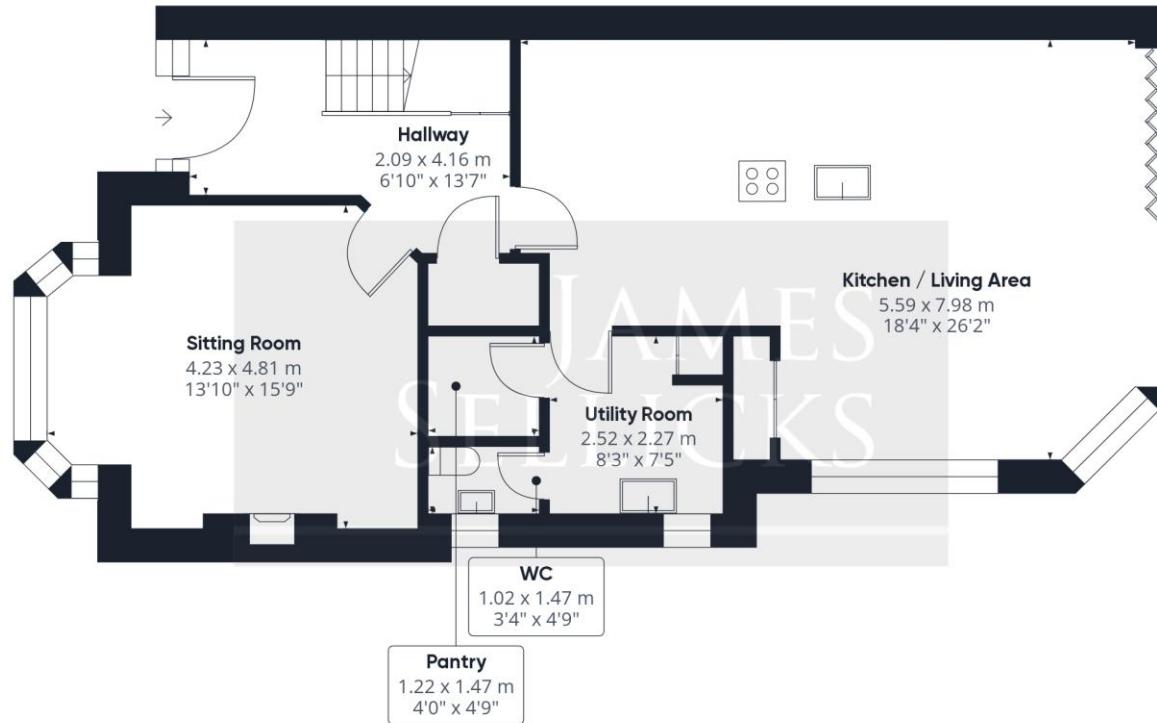
**Flooding issues in the last 5 years :** None our Clients are Aware of.

**Accessibility:** Two-Storey property, no accessibility modifications made.

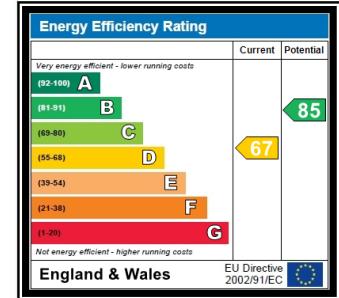
**Planning issues:** None our Clients are Aware of.





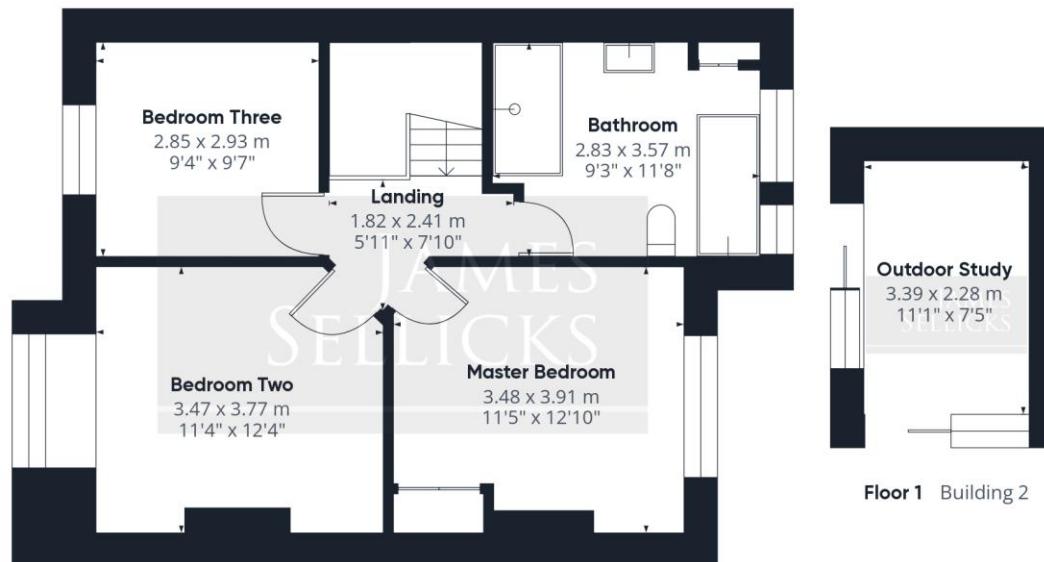


Floor 1 Building 1



Approximate total area<sup>(1)</sup>

132.72 m<sup>2</sup>  
1428.58 ft<sup>2</sup>



Floor 2 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



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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.

