

# JAMES SELICKS

11 SIDNEY ROAD

SOUTH KNIGHTON  
LEICESTER

GUIDE PRICE £315,000





A stunning, two bedroom, mid-terrace home offering period charm with modern elegance, finished to a high standard and thoughtfully extended with a superb dining kitchen.

Two lovely reception rooms • stunning dining kitchen • two double bedrooms • bathroom • front forecourt • private rear garden • EPC - D

#### Location

Sidney Road is located in the heart of South Knighton, close to the fashionable Allandale Road/Francis Street shopping parades and Queens Road, as well as Leicester city centre, with its professional quarters and mainline rail access to London St Pancras in one hour.

#### Accommodation

The front reception room has a wooden sash bay window to the front, original exposed wooden floorboards, decorative ceiling coving and rose, and a beautiful feature fireplace with an inset gas living flame effect fire. An open archway leads through to the rear reception room, continuing the same features, from exposed wooden flooring to the ceiling rose, and a fireplace with an inset fire providing a focal point. The stairs rise to the first floor from this space, with a useful understairs storage cupboard beneath.

At the heart of this lovely home is the superb dining kitchen, extended and finished to an exceptional standard and boasting an excellent range of classic, English blue eye and base level units, drawers and glazed display cabinets with antique gold handles, Corian worktops and upstands and an undermounted ceramic sink with a mixer tap and wooden sash window above. The space is both beautiful and functional, with mosaic tiled flooring, inset ceiling spotlights throughout and integrated appliances including a Hotpoint gas double oven and hob with a Smeg extractor unit over, a Candy tumble dryer and Hotpoint fridge-freezer, dishwasher and washing machine. A generous dining area provides space for or entertaining, with a skylight and French doors to the rear garden providing an abundance of natural light.

To the first floor, the spacious master bedroom is located to the front, featuring a wooden sash window, a decorative fireplace and built-in storage above the stairs. Bedroom two is also a double, with a feature fireplace, an overstairs cupboard and views over the rear garden. The stylish bathroom is finished with mosaic tiles and high-end Burlington fittings including a rolltop bath, corner shower enclosure, pedestal wash hand basin and WC. A chrome towel radiator, spotlights, and an opaque glazed rear window complete the room.

#### Outside

The house is set back behind a low wall and neatly stoned frontage. The private rear garden offers a peaceful retreat, with a patio entertaining area, a lawned area and mature planting along the borders. There is also convenient rear access via a discreet bin path.

**Tenure:** Freehold. **Listed Status:** None. **Conservation Area:** None

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

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

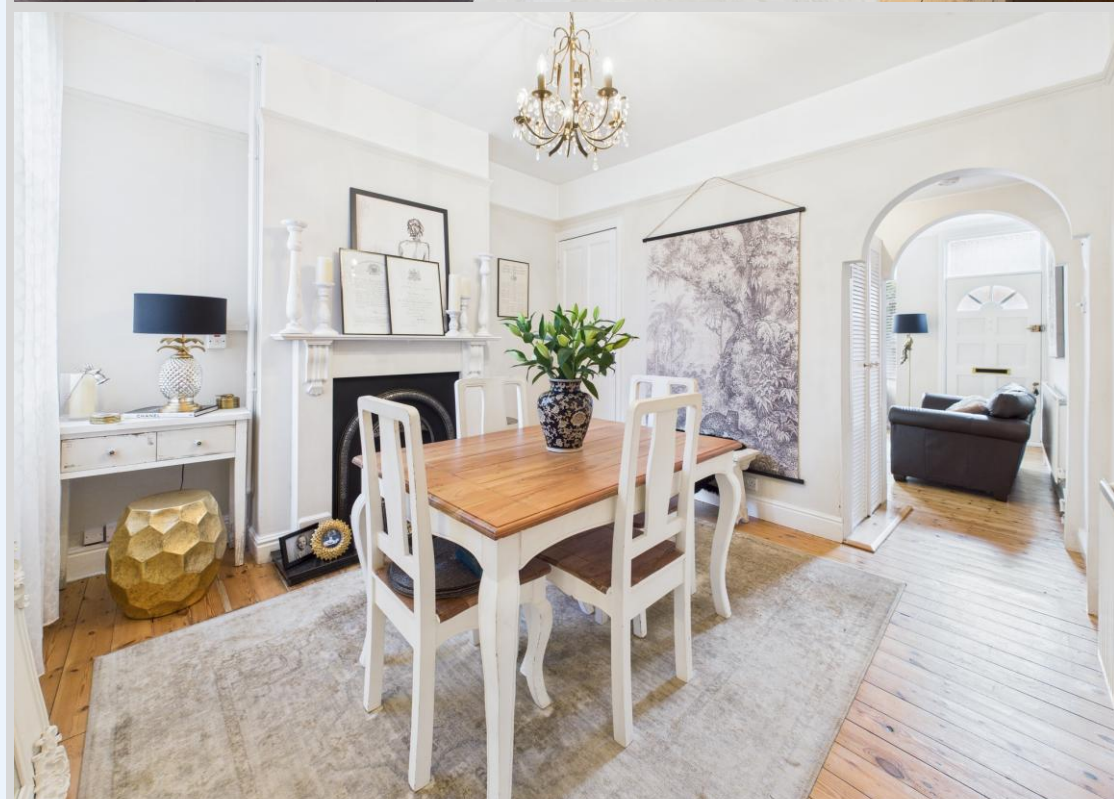
**Broadband delivered to the property:** Fibre, speed unknown

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

**Wayleaves, Rights of Way & Covenants:** Shared responsibilities with No. 9 for passage access and maintenance.

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

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













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

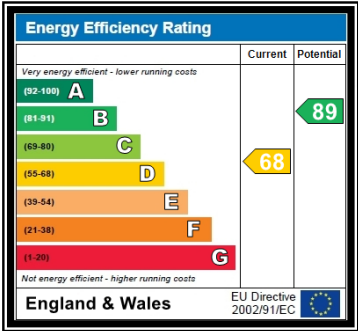
76 m<sup>2</sup>  
819 ft<sup>2</sup>

Reduced headroom

0.3 m<sup>2</sup>  
3 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft



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 are based on RICS IPMS 3C standard.

GIRAFFE360



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

Market Harborough Office  
01858 410008

Oakham Office  
01572 724437

jamesseilicks.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.

