

JAMES SELICKS

35 SOUTH KNIGHTON ROAD

SOUTH KNIGHTON
LEICESTER LE2 3LS

GUIDE PRICE £440,000



A fantastic, extended and spacious, four bedroom family home located on one of South Knighton's most popular roads.

Entrance hall • through lounge/dining room • kitchen • utility room • cloakroom • four bedrooms • bathroom • driveway • garage • deep, enclosed rear gardens • EPC - D

Location

South Knighton Road lies approximately two miles south of the city centre, well placed for access to motorway networks and local neighbourhood shopping found along the nearby Allandale Road/Francis Street shopping parades.

Accommodation

A spacious entrance hall houses the stairs to the first floor with an understairs storage cupboard beneath, picture rail and a door to the garden. Double doors open into the through lounge/dining room, having ceiling coving throughout. The dining area has a sash window to the rear, a central ceiling rose and an archway into the lounge area which has a central ceiling rose, a built-in meter cupboard and boasts a bay window to the front and a feature wooden fireplace surround with an inset electric fire, tiled hearth and back. The kitchen is fitted with a good range of white eye and base level units, roll edge preparation surfaces, tiled splashbacks, a stainless steel sink and drainer unit with mixer tap and window over and space for an oven. There are inset ceiling spotlights, ceiling coving, space for a small dining table and a door to a utility room providing further cupboards, worktops, a sink, plumbing for a washing machine/dishwasher, the boiler and access to a ground floor cloakroom with a two piece suite,

To the first floor is a landing housing a storage cupboard and providing access to the loft via a drop-down ladder. The master bedroom is a large double with two windows to the front and three built-in double wardrobes, offering excellent storage. Bedrooms two and three are also doubles, each with a window and built-in double wardrobe. The extended fourth bedroom features windows to both the front and rear elevations. The family bathroom is well-appointed with a double shower enclosure, a low flush WC, wash hand basin with fitted storage beneath and mirror over, and the built-in airing cupboard.

Outside

The property enjoys a smart gravelled frontage behind a fence and pedestrian gate with a path to the front door, plus off street car standing and access to an integral garage with an electric up and over door, power and lighting. The superb rear gardens are mature and beautifully maintained, featuring a mix of gravel and paved patio areas perfect for relaxing or entertaining, a shaped lawn, an array of trees, shrubs and plants, a wooden summerhouse and is bordered by fencing on one side.

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

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

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: Not to be used as a pig farm.

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

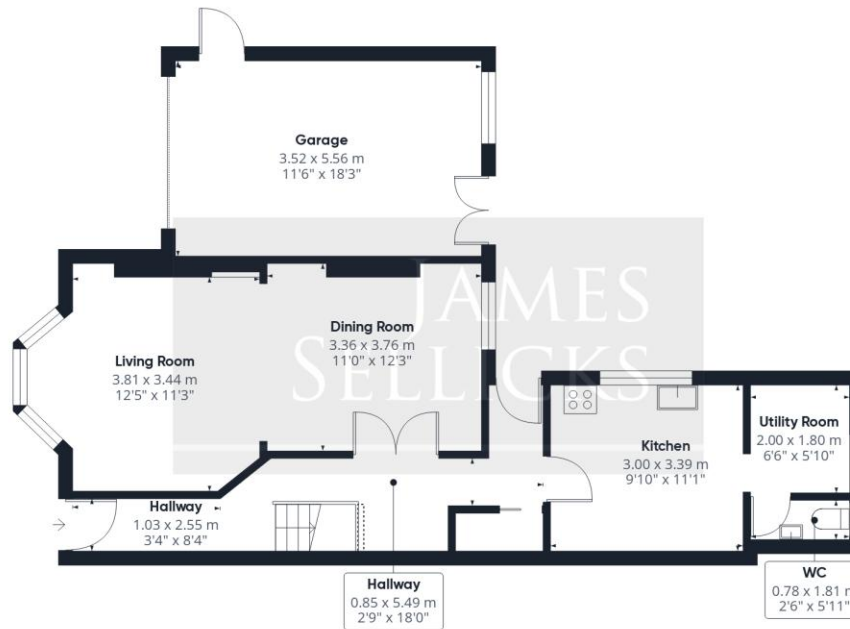
Flooding issues in the last 5 years : None our Clients are Aware of.

Planning : The extension of a garage with a bedroom over the garage was constructed in 1995 with all necessary consents.

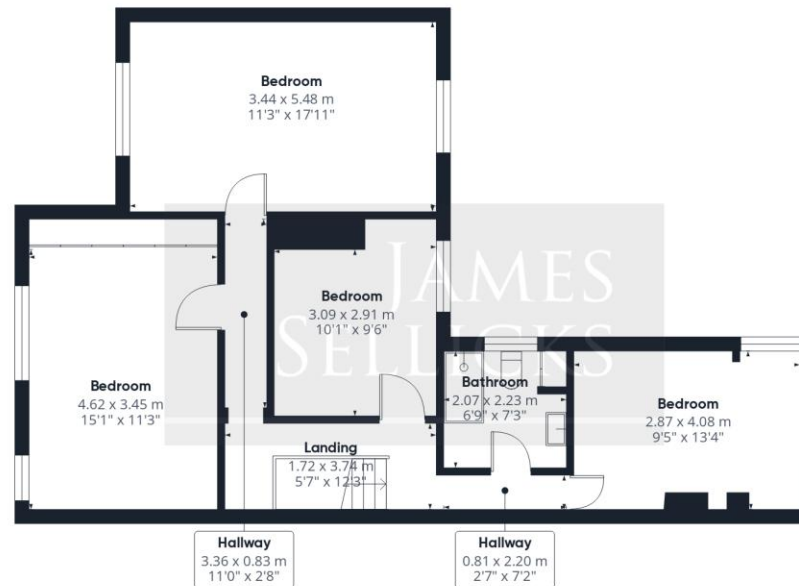




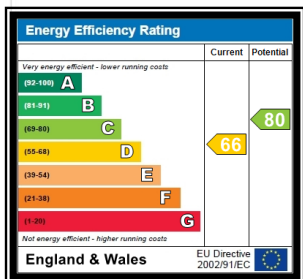




Floor 1



Floor 2



Approximate total area⁽¹⁾

148.9 m²

1601 ft²

Reduced headroom

0.1 m²

1 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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.

