

JAMES SELICKS

69 KNIGHTON DRIVE

STONEYGATE, LEICESTER
LE2 3HD



A stunning period home located on one of suburban Leicester's most attractive tree-lined roads. The property offers spacious accommodation with high quality fittings throughout, making an internal inspection an absolute must.

Storm porch • reception hall • cloakroom • sitting room • dining room • third reception room • stunning dining kitchen • three double first floor bedrooms • bathroom • further shower room • two second floor bedrooms • study • pretty frontage • private, lawned rear gardens • double oak timber-framed garage • EPC - E

Location

Knighton Drive lies approximately two miles to the south of city centre giving excellent access to the professional and cultural quarters and mainline railway station. Local day-to-day shopping can be found along the nearby fashionable shopping parades at Queens Road, Allandale Road and Francis Street. There is also excellent state and private schooling within the area, along with recreational facilities.

Accommodation

An arched brick storm porch and part glazed wooden door lead into a stunning and spacious reception hall featuring striking black and white tiled flooring and a cast-iron radiator, housing the staircase to the first floor with understairs storage beneath, a ground floor cloakroom with a two piece suite, and a beautiful stained glass door to leading to the side of the house. The sitting room enjoys a half bay window to the front with fitted shutters and a cast-iron radiator beneath, ceiling coving and picture rail, exposed floorboards and an elegant marble fireplace with a wooden surround and tiled hearth. The dining room also has exposed floorboards, a picture rail and ceiling coving, cast-iron radiator, a cast iron log burner set into the chimneybreast recess, and a sash window to the rear. A third reception room with a wooden, shuttered sash window to the side enjoys a feature fireplace surround with an open grate, slate hearth and brick back.

The heart of this home is the truly exceptional dining kitchen. The kitchen area has underfloor tiled heating and spotlights, and boasts an excellent range of eye and base level units and drawers, glazed display cabinets, under unit lighting and solid wood preparation surfaces with a ceramic sink with drainer unit and tiled splashbacks. Integrated appliances include a Smeg gas oven with a seven-ring hob and matching extractor unit above, a dishwasher and Bosch washing machine. The dining area is just breathtaking; this oak-framed area is flooded with natural light from a skylight set within the vaulted style ceiling and has windows overlooking the garden with double doors leading out onto the patio entertaining area.

To the first floor are three double bedrooms including the superb master to the front, a generous double with three, shuttered sash windows, two cast-iron radiators, a picture rail, an excellent range of built-in wardrobes, and a feature cast iron fireplace. The main bathroom is stylishly appointed with a Burlington roll-top bath, corner shower, Burlington wash hand basin and an enclosed WC; there is an opaque glazed sash window, a chrome radiator, spotlights, part tiled walls and mosaic tiled flooring. A further shower room entered via an opaque glazed door provides a Burlington wash hand basin and shower with recessed shelf, and an enclosed WC, heated chrome towel rail radiator, two opaque glazed side windows, part-tiled walls, and mosaic flooring. To the second floor are two further double bedrooms with shuttered dormer windows and a study with two Velux rooflights.





Outside

The house enjoys a pretty frontage with mature shrubs and trees and a paved pathway to the charming storm porch entrance. To the rear are delightfully private gardens, mainly laid to lawn with a variety of mature plants, trees and shrubs, several patio entertaining areas, framed by a west-facing oak-framed terrace. There is also access from the garden to the cellar. Accessed via an automatic gate to the rear, the property also enjoys a double oak timber-framed garage with power and lighting.

Tenure: Freehold

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

Listed Status: None

Conservation Area: Stoneygate

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

Broadband delivered to the property: Fibre, high speed.

Construction: Believed to be Standard

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

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

Planning issues: None our Clients are aware of.

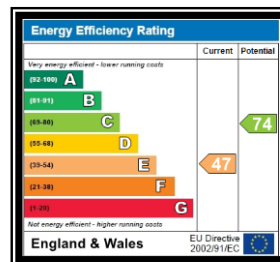
Wayleaves, Rights of Way & Covenants: There is a right of way over a passageway leading from the back, into Elms Road. Party walls and fences, and drainage/guttering infrastructure (e.g., rainwater spouts) between No. 69, 67 & 71 must be jointly maintained.











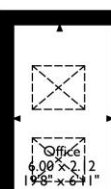
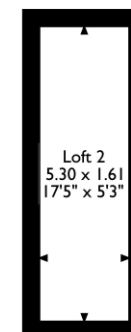
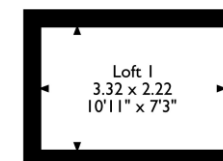
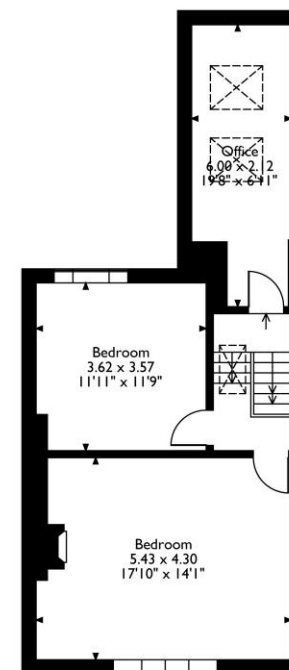
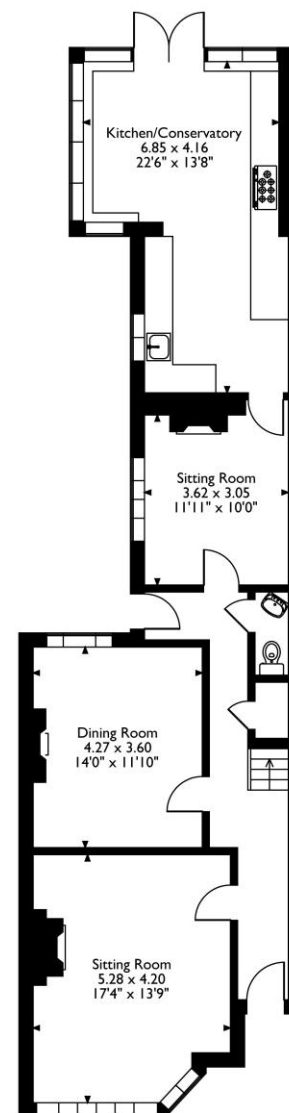
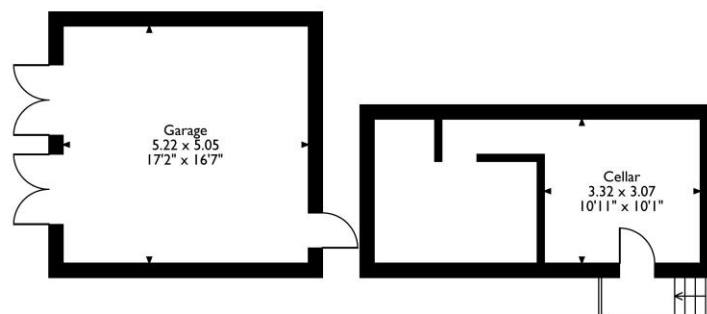
69 Knighton Drive Stoneygate, Leicester LE2 3HD

Total Approximate Gross Internal Floor Area

House = 2807 SQ FT / 257 SQ M

Garage = 280SQ FT / 26 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.

