

JAMES
SELICKS

32 KNIGHTON GRANGE ROAD

OADBY, LEICESTERSHIRE LE2 2LE

GUIDE PRICE £1,475,000



Immerse yourself in Edwardian splendour with this superb detached family residence, proudly positioned on one of Leicester's most prestigious addresses. Set on a majestic plot of approximately 0.43 acres, the property has been thoughtfully extended and beautifully maintained by the current owners, blending period character with modern family living.

Porch • entrance hall • sitting room • sun room • dining room • family room • breakfast kitchen • utility room • gym • basement • cloakroom • seven bedrooms • three en-suites • family bathroom • driveway • double garage • landscaped side & rear gardens • EPC - D

Location

Knighton Grange Road is renowned for its handsome houses built to exacting standards for Leicester's gentry of the Edwardian era. This property is no exception, offering striking kerb appeal, a wealth of living space and stunning landscaped gardens to both side and rear. This sought after location offers popular local schooling in both the state and private sectors, niche shopping facilities along Allandale Road and Francis Street, an abundance of sporting, leisure and recreational facilities and the city centre just two miles north, with a wider range of facilities and mainline rail access to London St Pancras in just over one hour.

Accommodation

A large porch opens into a grand reception hall with beautiful coving and Parquet flooring, housing the sweeping staircase to the first floor and a useful ground floor cloakroom. The accommodation flows elegantly throughout, with three reception rooms, a generous sitting room with feature fireplace and access to a bright sun room off, a formal dining room ideal for entertaining, and a family room, a more informal space perfect for everyday living.

At the heart of the home is a magnificent breakfast kitchen boasting a comprehensive range of oak eye and base level units and drawers with granite preparation surfaces and a large central island unit, integrated appliances, dining space and direct garden views. A utility room provides further storage and appliance space, while a rear lobby gives access to the gym, basement and the integral double garage, plus a secondary staircase to the first floor.

The grand galleried first floor landing creates a striking focal point, complete with walk-in linen cupboard and access to seven generously proportioned bedrooms, three of which benefit from en-suite bathrooms, while the remaining rooms are served by a well-appointed family bathroom and separate WC. The versatile layout offering excellent potential.

Outside

Double gates open onto a substantial block paved driveway leading to the integral double garage. The gardens are a true highlight, beautifully landscaped and exceptionally private, with sweeping lawns, mature trees and well-stocked borders providing seasonal colour and interest with an original feature brick-built summerhouse.

Tenure: Freehold. **Local Authority:** Oadby & Wigston, **Tax Band:** G

Listed Status: None. **Conservation Area:** Oadby Hill Top and Meadowcourt

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.

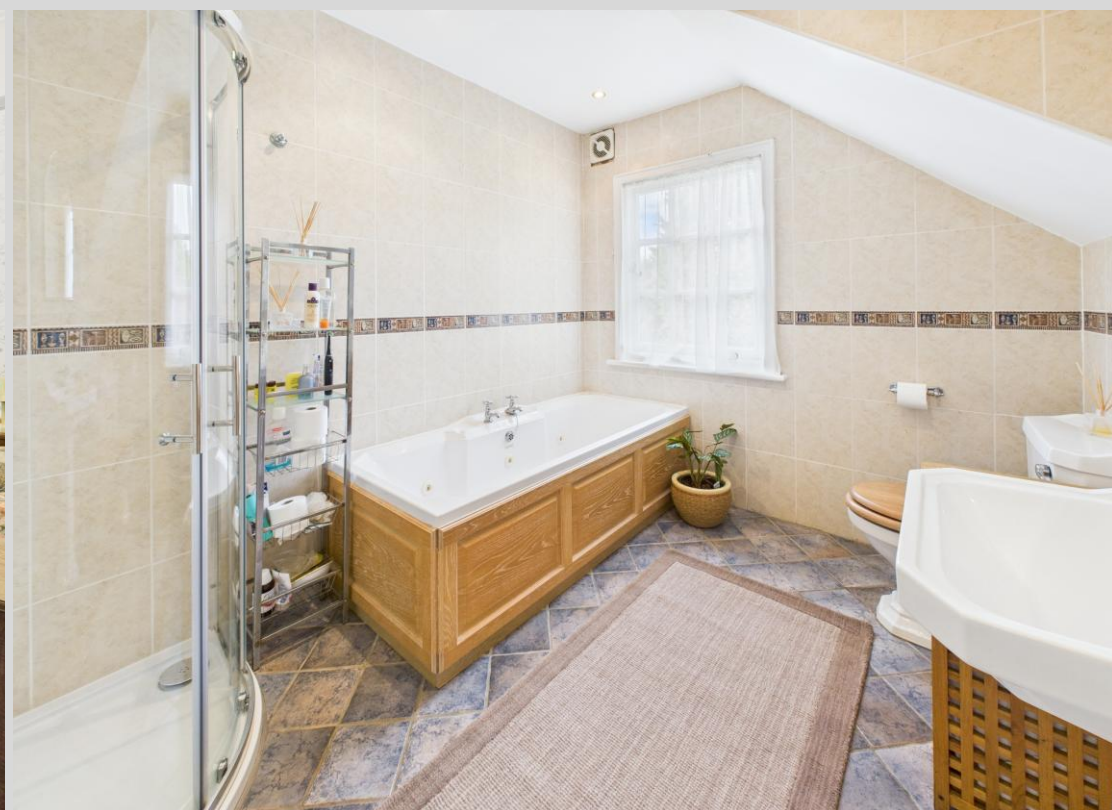
Accessibility: No specific accessibility modifications made.

Planning issues: None our Clients are aware of.

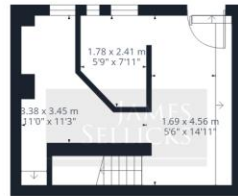




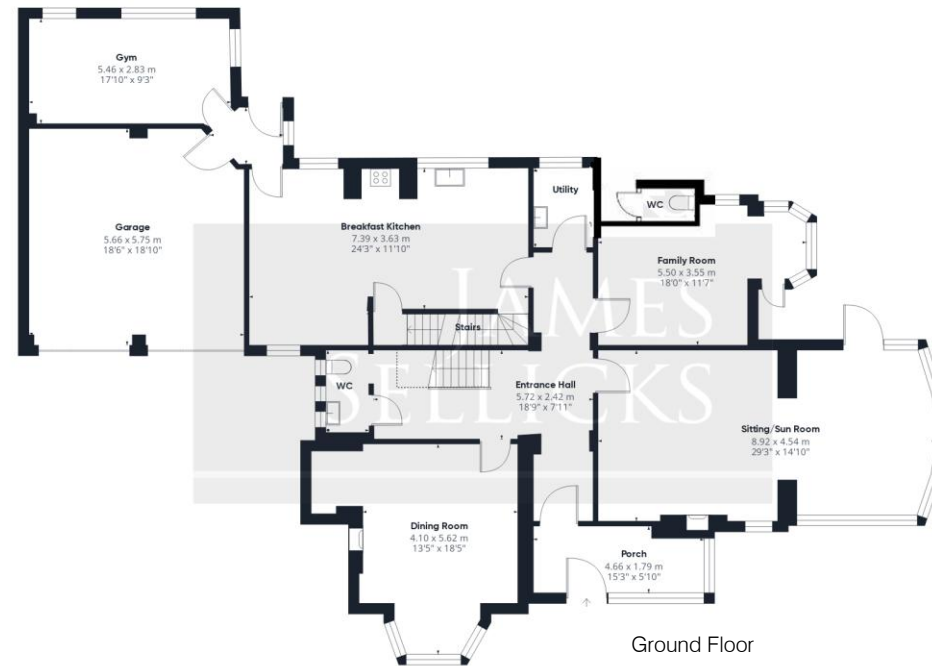




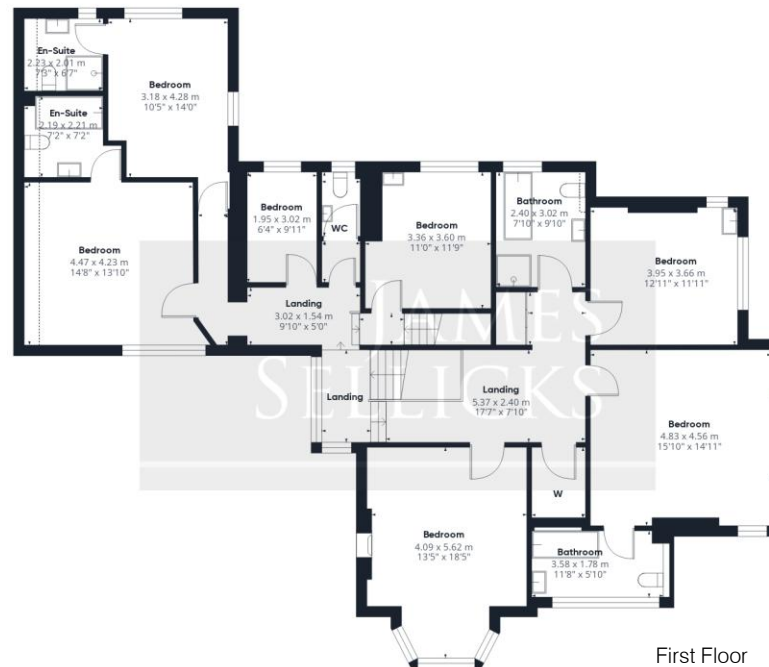




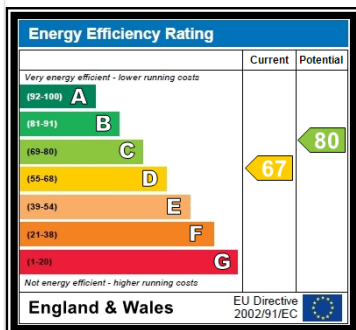
Basement



Ground Floor



First Floor



Approximate total area⁽¹⁾

384.1 m²

4134 ft²

Reduced headroom

5.3 m²

57 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.

GIRAFFE360

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

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamesselicks.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.

