

## FOR SALE

**Knighton Drive  
Stoneygate, Leicester  
LE2 3HB**



## ASKING PRICE: £750,000

- A Beautifully Presented, Character, Victorian Semi-Detached House
- Located In The Sought After Area of Stoneygate
- Set Over 3 Floors On a Generous Plot
- Retaining Many Original Features
- Potential For Development Subject To P/P
- High Ceilings, Feature Fireplaces, Decorative Cornices, Ample Natural Light
- Porch, Entrance Hall, 3 Reception Rooms, Kitchen, 5 Well Proportioned Bedrooms, Bathroom, WCs & Storage
- Driveway Providing Off Road Parking, Garage & A Rear Enclosed Garden



## Location

This property is located on Knighton Drive, which is between Elms Road and London Road in the highly sought after area of Stoneygate. The property is situated within a conservation area and benefits from being in close proximity to an array of everyday amenities including a busy parade of shops along Queens Road and Allandale Road, local schooling and parks and is within easy access to the city centre and nearby motorway networks.

## Description

A beautifully presented, Victorian semi detached property set over three floors, located within a highly desirable area. The property boasts original features throughout with feature fireplaces, high ceilings, decorative cornices, large bay and sash windows providing ample natural light and much more.

The property briefly comprises cellar, to the ground floor; porch, entrance hall with stairs to the first floor, a lounge and dining room both with fireplaces, breakfast room, kitchen, laundry room and WC. To the first floor, a spacious master bedroom with a shower cubicle, a further bedroom, airing cupboard and bathroom. On the second floor, 3 further bedrooms.

Externally, the property benefits from an in and out driveway providing off road parking for up to 4 vehicles, a single garage and access to the rear garden. To the rear of the property, a large rear enclosed garden with a mix of patio and lawn space.

The property is suitable for conversion to flats subject to planning permission and the garden has potential for development, subject to planning permission.

## Accommodation

All measurements are approximate:

### Cellar

### Porch

Doors and window to front, light fitting.

### Entrance Hall

Stairs to first floor, radiator, power points, pendant light fitting.

### Lounge - 19' 8" x 15' 6" (5.99m x 4.72m)

Bay window to front, fireplace, radiator, power points, pendant light fitting.

### Dining Room - 16' 7" x 16' 0" (5.05m x 4.87m)

Bay window to side, fireplace, radiator, power points, pendant light fitting.

### WC - 4' 2" x 6' 5" (1.27m x 1.95m)

Window to side, low level WC, wash hand basin, pendant light fitting.

### Breakfast Room - 14' 10" x 13' 11" (4.52m x 4.24m)

Window to side, radiator, power points, pendant light fitting.

### Kitchen - 10' 8" x 10' 6" (3.25m x 3.20m)

Door and window to rear, window to side, wall mounted units, base units and drawers, stainless steel sink with hot and cold mixer tap, four burner gas hob with extractor fan over, electric oven, dishwasher, tile splashback surrounds, door to laundry room.

### Laundry Room - 6' 3" x 3' 2" (1.90m x 0.96m)

Window to side, plumbing for washing machine, pendant light fitting.

## Store

## First Floor Landing

Stairs to second floor.

### Master Bedroom - 19' 0" x 19' 8" (5.79m x 5.99m)

Bay window to front, shower cubicle, radiator, power points, pendant light fitting.

### Bedroom Two - 14' 9" x 13' 11" (4.49m x 4.24m)

Window to side, radiator, power points, pendant light fitting.

### WC - 5' 4" x 7' 8" (1.62m x 2.34m)

Window to side, low level WC, pedestal wash hand basin, radiator, pendant light fitting.

### Bathroom - 9' 10" x 14' 10" (2.99m x 4.52m)

Window to side, panelled bath with mixer taps and shower over, pedestal wash hand basin, tile splashback surrounds, radiator, pendant light fitting.

## Second Floor Landing

### Bedroom Three - 15' 8" x 10' 11" (4.77m x 3.32m)

Window to side, radiator, power points, pendant light fitting.

### Bedroom Four - 17' 11" x 10' 7" (5.46m x 3.22m)

Window to front, radiator, power points, pendant light fitting.

### Bedroom Five - 13' 8" x 9' 3" (4.16m x 2.82m)

Velux skylight, radiator, power points, pendant light fitting.

## Outside

Externally, the property benefits from an in and out driveway providing off road parking for up to 4 vehicles and a single garage. To the rear of the property, a large rear enclosed garden with a mix of patio and lawn space.

## Tenure

Freehold.

## EPC

Pending.

## Council Tax

The property falls within Band F.

## Services

The services, fittings and appliances (if any) have not been tested by the agents.

## Local Authority

Leicester City Council.

## Kal Sangra, Shonki Brothers Ltd

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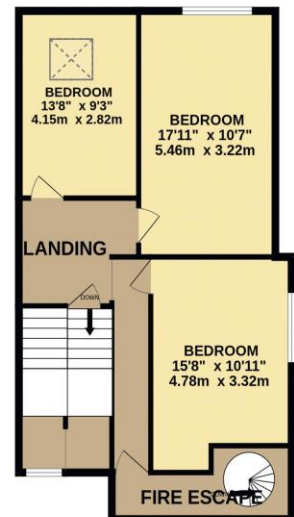
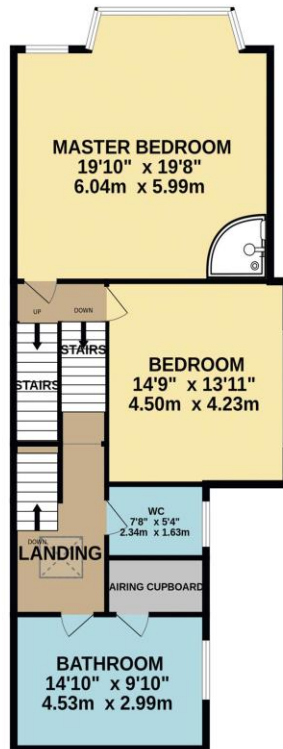
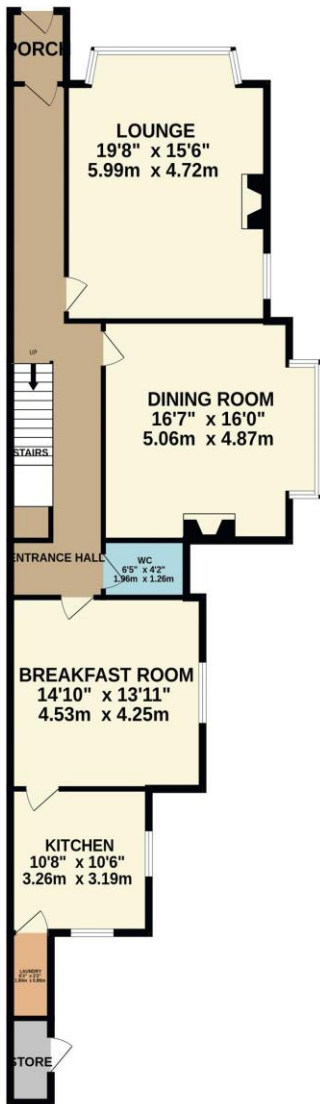




GROUND FLOOR  
1156 sq.ft. (107.6 sq.m.) approx.

1ST FLOOR  
962 sq.ft. (89.4 sq.m.) approx.

2ND FLOOR  
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA : 2853 sq.ft. (265.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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