



20b South Knighton Road, South Knighton

Leicester

Guide Price £400,000



The Property

A 5-year old, architect designed, three storey semi-detached home in South Knighton, with three bedrooms, a designer dining kitchen and a private garden. Offered freehold with driveway parking. EPC rating B.

Every detail here has been carefully specified, from the striking slate roof to the bespoke flush timber windows by Benlow Windows, giving the property a quality of finish that stands out within its established South Knighton setting. A tarmac driveway to the front provides car standing for one vehicle.

Underfloor heating runs throughout the ground floor, where the living room flows naturally into a generous dining kitchen, with a W/C discreetly housed to one side. The kitchen itself has been finished to a high specification with integrated fridge/freezer, washer/dryer and dishwasher, light grey handleless Lucente units by Blum, soft close storage throughout, and quartz worksurfaces and upstands framing a brushed stainless steel tap and undermount sink. Wide doors to the rear fill the room with natural light and open directly onto the garden, ideal for indoor to outdoor living.





Two further bedrooms sit on the first floor, a spacious double to the rear aspect and a generous single to the front, both served by a family bathroom fitted with a white three piece porcelain suite and distinctive patterned ceramic tiled flooring. The principal bedroom occupies the entire second floor, a genuinely impressive space with a vaulted ceiling and Velux window bringing in plenty of natural light, along with a contemporary en suite featuring a walk in shower, wash hand basin and WC.

Outside, the south-facing rear garden is fully enclosed with timber fencing for privacy, offering a good sized and settled space for relaxing and entertaining, with scope for a new owner to personalise it further to their own taste. South Knighton remains one of Leicester's most sought after suburbs, prized for its position off the A6 London Road with easy access into Oadby and out towards Market Harborough. Queens Road offers local shopping and cafés close by, while Victoria Park and the Botanic Gardens provide plenty of green open space. The mix of period villas and newer, carefully considered developments like this one continues to draw buyers looking for a quieter, leafy setting without losing easy access to the city.

Council Tax band: D

Tenure: Freehold

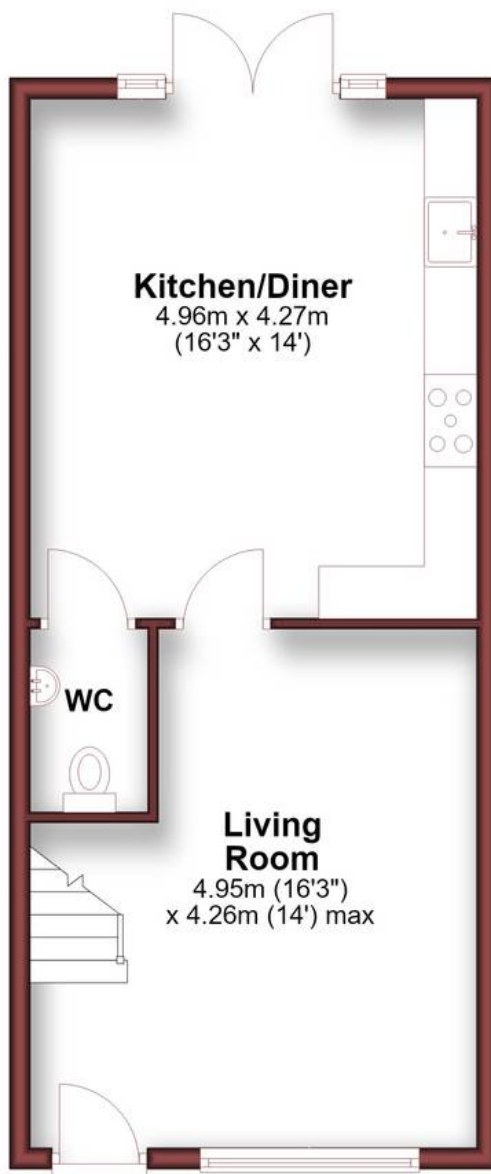
- Modern Three Storey Semi-Detached In South Knighton
- Principal Bedroom Suite With En Suite And Vaulted Ceiling
- Kitchen/Diner With French Doors To The Garden
- Two Further Bedrooms Plus A Family Bathroom
- Spacious Living Room With Engineered Oak Wood Flooring
- Driveway Parking For One Car
- Private, South-Facing, Rear Garden With Patio, Lawn And Storage
- Underfloor Heating Fitted Throughout The Ground Floor
- Fitted Alarm System





Ground Floor

Approx. 42.7 sq. metres (459.5 sq. feet)



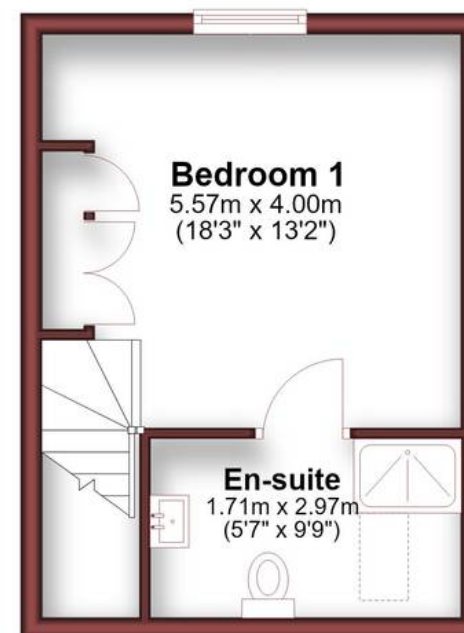
First Floor

Approx. 36.2 sq. metres (390.0 sq. feet)



Second Floor

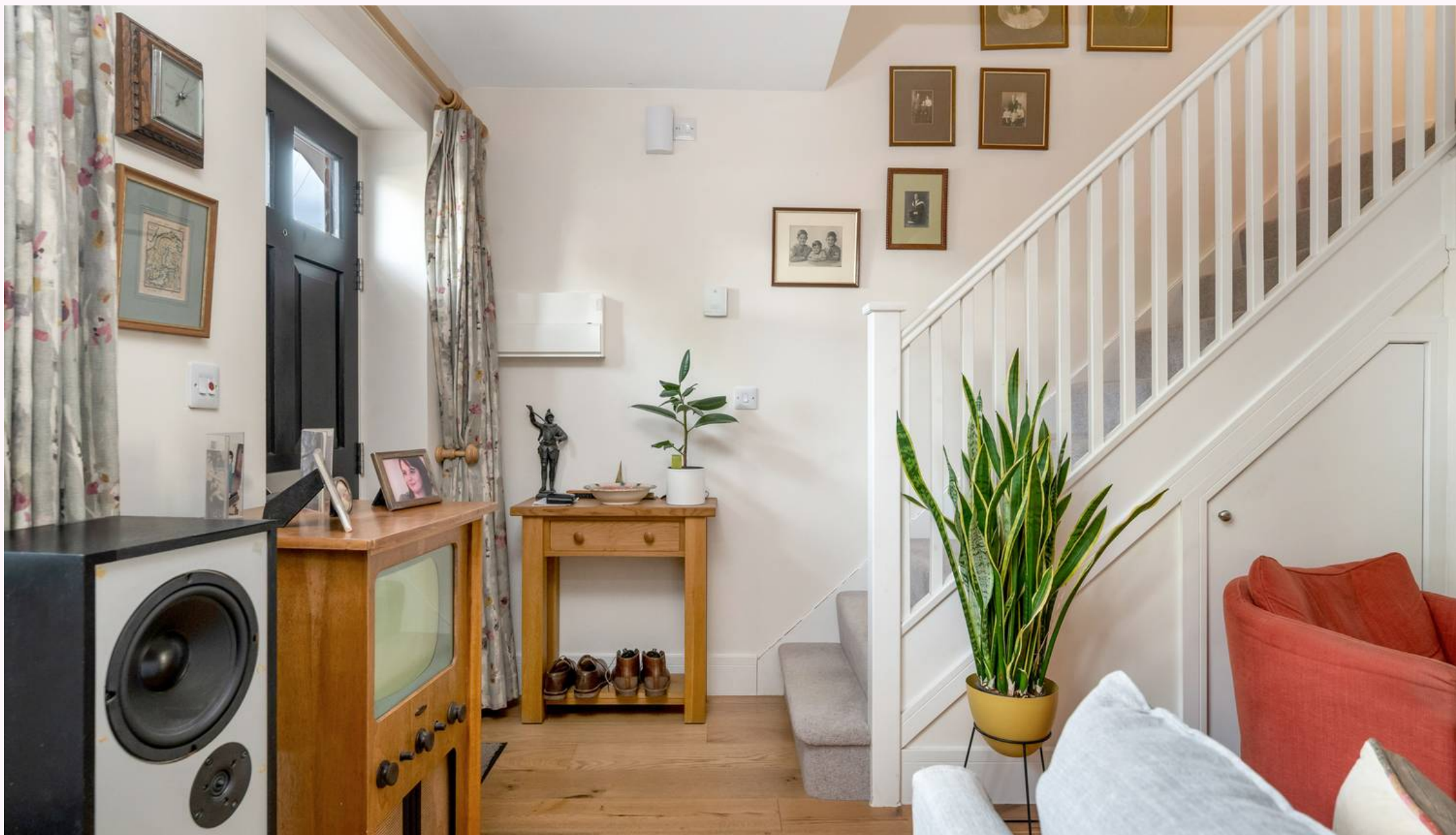
Approx. 22.3 sq. metres (240.1 sq. feet)



Total area: approx. 101.2 sq. metres (1089.6 sq. feet)

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 errors, omissions or mis-statements. This plan is for illustration purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All measurements include garages and outbuildings.

Plan produced using PlanUp.



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