



Knighton Church Road
South Knighton | LE2 3JN

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KNIGHTON CHURCH ROAD

*A stylish, extended, two bedroom terraced home boasting a deVOL kitchen upon the highly regarded
Knighton Church Road, South Knighton.*

FIRST IMPRESSIONS

This beautifully presented and extended bay fronted terraced home occupies a prime position on the highly sought after Knighton Church Road. Blending original period character with contemporary design, the property offers stylish, light filled accommodation throughout and is perfectly suited to modern living. Ideally located close to the independent shops, cafés and amenities of Stoneysgate and Clarendon Park, it is also within easy reach of the University of Leicester, De Montfort University and Leicester's hospitals.













A charming front courtyard, enclosed by a decorative iron fence and side wall, leads to the original entrance door beneath an ornate timber canopy. A contemporary slate pathway passes a lit ornamental tree set within a gravelled bed, creating an inviting first impression. Inside, the open plan living and dining space has been thoughtfully opened up to enhance the sense of space and flow, with the central wall removed to reveal the feature staircase and timber balustrade. The home retains a wealth of original detailing including decorative corncicing, picture rails, ceiling roses and beautifully stripped and varnished floorboards that run seamlessly throughout the ground floor.

The living area is centred around a characterful chimney breast with a slate and tiled hearth and a refitted multi fuel burner, with bespoke storage set into the recesses. A timber framed bay window to the front elevation allows natural light to pour in, further enhancing the warm and welcoming feel. The dining area continues the period charm with a second chimney breast and raised slate tiled hearth, along with a sash window overlooking the rear courtyard.

To the rear, a striking glazed extension creates a bright and contemporary kitchen space beneath a pitched roof, with sliding patio doors opening directly onto the courtyard so that the outside feels like a continuation of the interior. The kitchen is newly installed by renowned British brand deVOL and designed in a timeless Shaker style, offering beautifully crafted cabinetry, quality work surfaces and elegant chrome fittings. Integrated appliances include an oven with grill and hob, alongside an inset ceramic steel sink and integrated fridge freezer. Tiled flooring, lighting, sockets and a floor to ceiling radiator complete this impressive and highly functional space, with room for informal dining.







Upstairs, the sense of character continues with original wood flooring on the landing and attractive period style detailing throughout. The principal bedroom enjoys a bay window to the front elevation, decorative corning and a ceiling rose, together with fitted storage within a recessed wardrobe area. A second well proportioned bedroom overlooks the rear courtyard and includes further built in storage.

The bathroom has been stylishly refurbished in a manner that complements the age of the property, featuring a low flush WC, pedestal wash hand basin and a rolled top claw foot bath with chrome fittings and hand held shower. A walk in glazed shower enclosure with waterfall shower head is finished with metro brick tiling and slate flooring, while panelled walls and a period style decorative radiator complete the look.







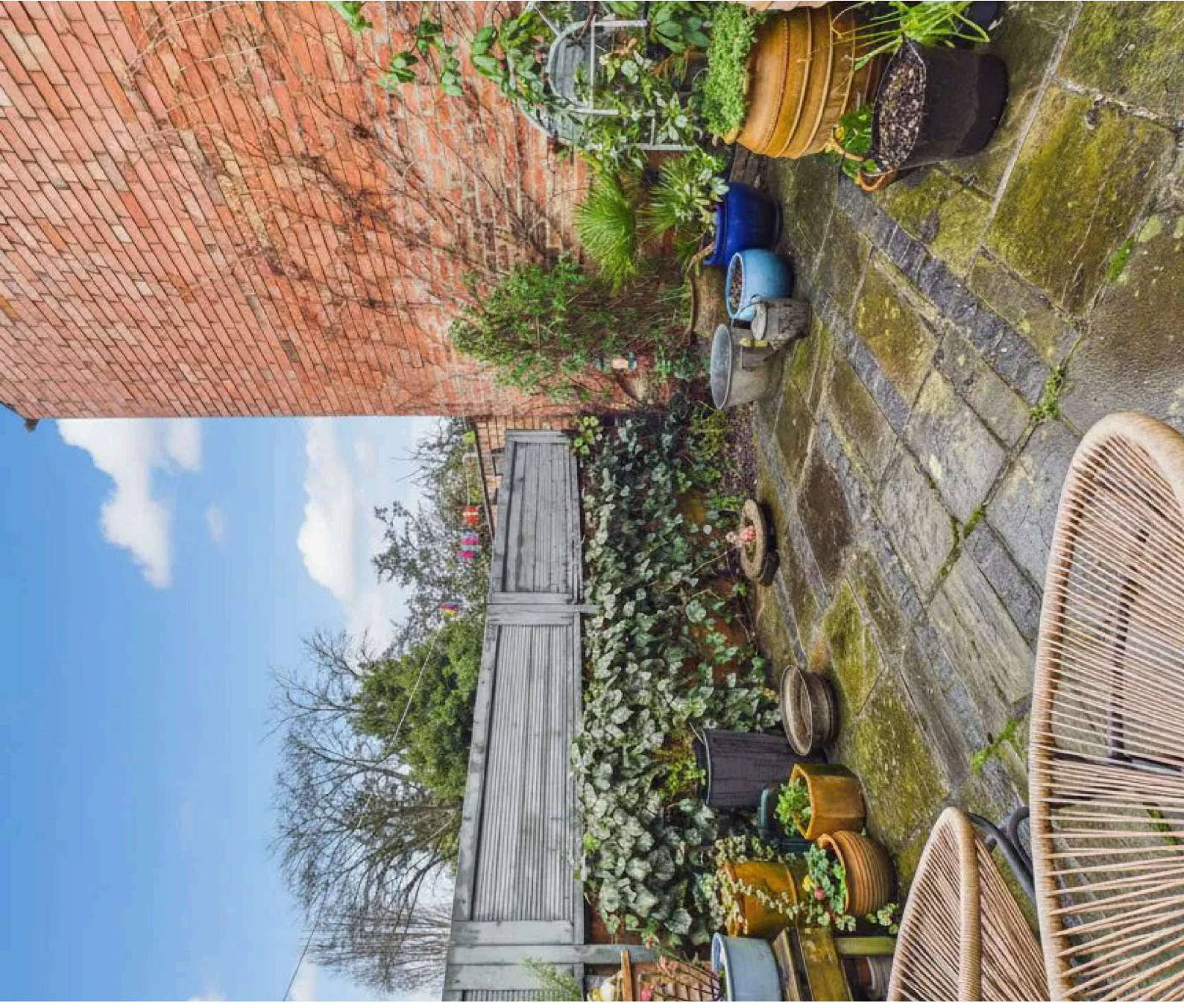




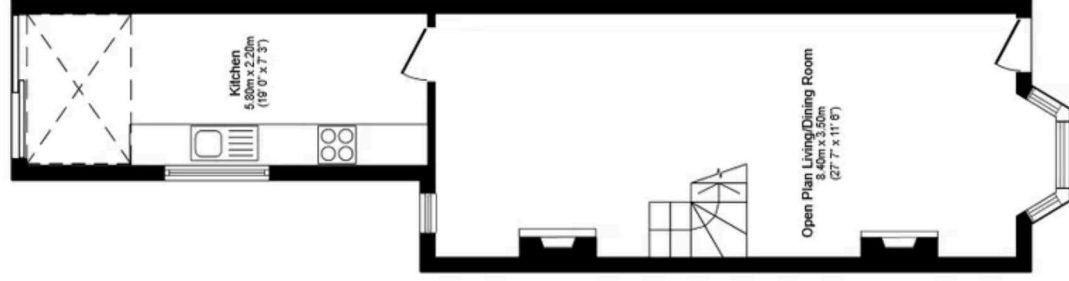




Externally, the rear courtyard provides a private and low maintenance outdoor space enclosed by brick walls, with York stone paving creating attractive seating areas and a timber gate giving access to a covered passage leading to the front. This is a unique opportunity to acquire a beautifully finished period home in one of Leicester's most desirable residential locations.

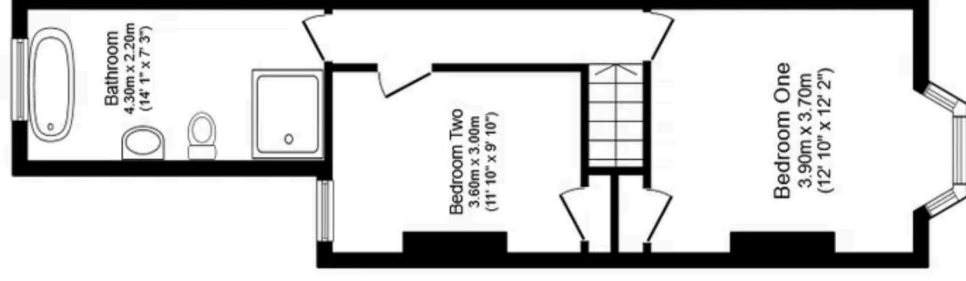






Ground Floor

Floor area 43.4 sq.m.
(467 sq.ft.)



First Floor

Floor area 40.1 sq.m.
(432 sq.ft.)

Total floor area: 83.5 sq.m. (899 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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