

# JAMES SELICKS

150 SHANKLIN DRIVE

SOUTH KNIGHTON  
LEICESTER  
LE2 3QD

GUIDE PRICE £600,000



A truly impressive and beautifully presented four bedroom family home, combining an abundance of original character with stylish contemporary additions and exceptional living space.

From the striking entrance hall and extended ground-floor accommodation to the superb loft conversion and fantastic garden room, this is a home that has been thoughtfully evolved for modern family life.

For those with ambitions to adapt further, planning permission is granted for a single-storey rear extension and internal alterations to the existing house.

Stunning extended family home with character throughout • superb extended living & dining space • stunning kitchen • impressive loft-converted principal bedroom suite • three further versatile bedrooms • stylish family bathroom plus luxury en-suite • generous driveway with parking for three vehicles • fantastic family garden with hot-tub & play areas • exceptional garden room with bar, bi-folds & air conditioning • EPC – tbc

#### Accommodation

Stepping inside, the beautiful entrance hall immediately sets the tone. Rich in character, it features striking mosaic-style tiled flooring with underfloor heating, a stained-glass window, decorative wall panelling and picture rails, while housing a useful WC with a two piece suite. To the front is a cosy snug, centred around an attractive bay window with fitted shutters. A feature fireplace and exposed brick wall add warmth and character, creating an inviting space to retreat and relax.

The heart of the home is the superb extended living and dining room, an impressive space designed equally well for everyday living and entertaining. A log-burning stove creates a natural focal point, complemented by a statement panelled media wall, picture rails and decorative framed wall detailing. The room flows beautifully into the extended dining area, where an abundance of glazing and rooflights flood the space with natural light, with doors opening directly onto the rear garden.

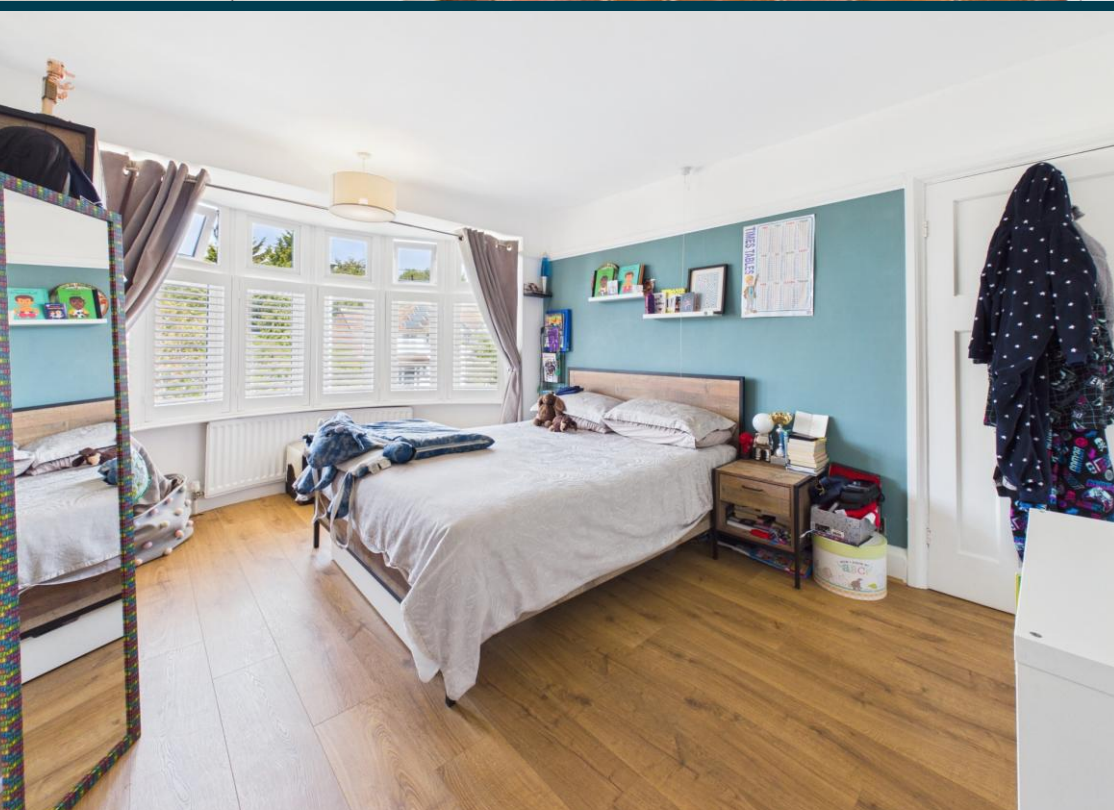
The extended kitchen offers an excellent range of contemporary white eye and base level units with complementary preparation surfaces and a sink with drainer. There is a substantial range-style oven with gas hob and extractor above, plumbing for a washing machine and ample white appliance space, together with a charming breakfast bar positioned to enjoy views across the garden. A further door provides convenient side access.

The character continues onto the first-floor landing, with further stained glass, wall panelling and picture rails. An additional landing area provides useful understairs storage. Bedroom two is a generous double, positioned to the front, enjoying a bay window with fitted shutters and traditional picture rails.

Bedroom three is another well-proportioned double overlooking the rear, with decorative wall panelling and picture rails adding further character. Bedroom four is currently utilised as a dressing room but offers excellent versatility and would work equally well as a bedroom or study. The family bathroom has been finished to an excellent standard and creates a luxurious, contemporary feel. Part tiled from floor to ceiling, it features a freestanding bath, separate corner shower with rainfall-style fitting, WC and vanity wash basin with useful storage beneath. Fitted shutters complete the room.







Occupying the converted loft is the stunning principal bedroom suite. Beautifully designed and full of character, this impressive space features exposed brickwork, two rooflights, fitted wardrobes and glazed Juliet-style doors overlooking the rear garden. The adjoining en-suite shower room is equally impressive, with contemporary tiled walls and flooring, a large walk-in rainfall shower, a WC and a generous double vanity arrangement with double wash hand basins and storage beneath.

#### Outside

The property is set back from the road behind a generous block-paved driveway providing off-road parking for up to three vehicles, with gated side access leading to the garage, which benefits from power and lighting.

The rear garden is a fantastic size and has been designed with both entertaining and family life in mind. A patio immediately behind the house provides an ideal setting for outdoor dining, with a separate hot-tub area complemented by timber screening.

Beyond is a generous lawned garden which leads through to a dedicated children's play area with artificial grass, before continuing to a further landscaped patio and the superb detached garden room, an outstanding addition to the property, providing a genuine extension of the accommodation. Finished with bi-folding doors, Parquet-style flooring, a rooflight, air conditioning, radiator, a fitted bar and useful storage, this is a superb year-round entertaining space. Whether envisaged as a home bar, games room, office, gym or simply the ultimate place to unwind, it adds another dimension to an already exceptional family home.

#### Planning Permission

Planning is granted for further extension and alteration of the kitchen/garage area. Further information and approved plans are available under planning reference 25/1435/IN.

Prospective purchasers should satisfy themselves as to the scope and status of the consent.

#### Location

Shanklin Drive is one of suburban Leicester's most popular roads lying just off the A6 London Road, and providing convenient access to the city centre. With popular local state and private schooling with local shopping facilities found at nearby Oadby with a variety sporting and social facilities with Knighton Park being only a short distance away.

**Tenure:** Freehold.

**Listed Status:** None.

**Conservation Area:** None.

**Local Authority:** Leicester City Council

**Tax Band:** D

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

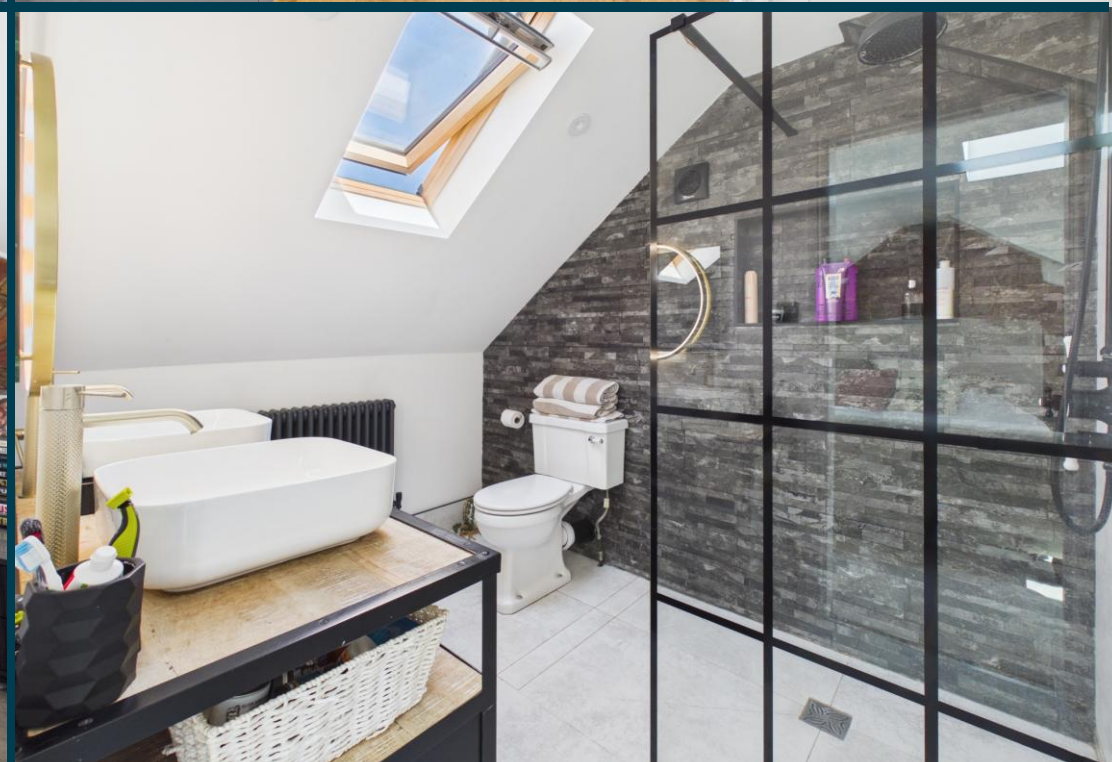
**Broadband delivered to the property:** Unknown.

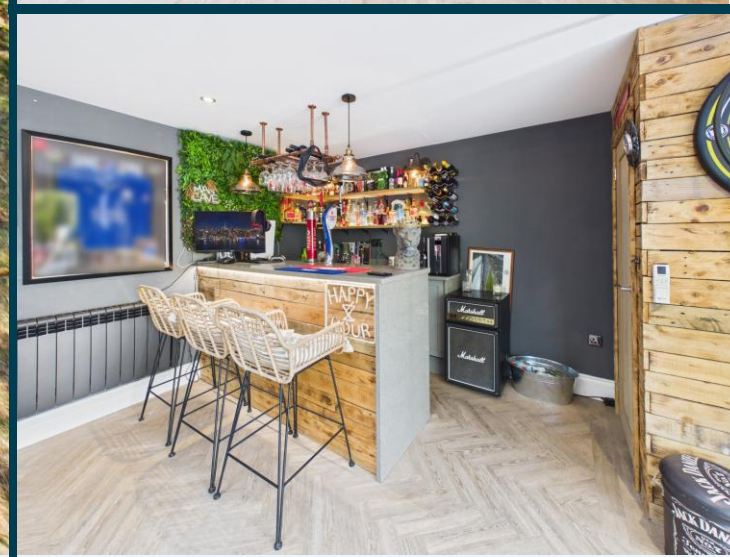
**Construction:** Believed to be Standard.

**Wayleaves, Rights of Way & Covenants:** The title contains historic covenants dating from the 1920s and 1930s, principally intended to preserve the residential character of the Knighton Estate. They restrict commercial & nuisance uses.

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

**Accessibility:** Two-storey property, no specific accessibility modifications made.

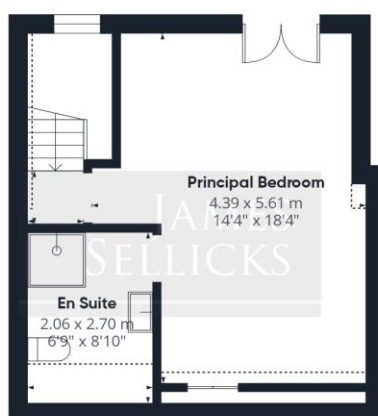




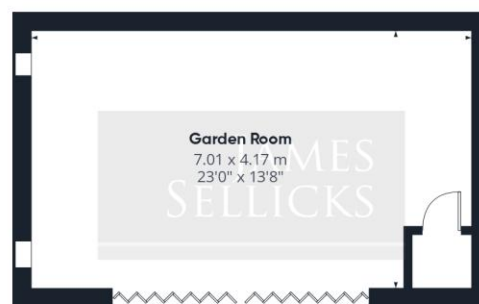


Floor 1 Building 1

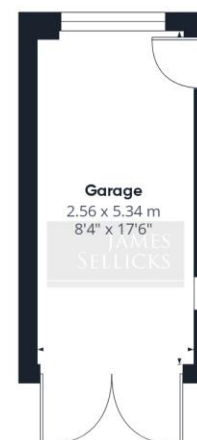
Floor 2 Building 1



Floor 3 Building 1



Floor 1 Building 2



Floor 1 Building 3

Approximate total area<sup>(1)</sup>

180.1 m<sup>2</sup>

1940 ft<sup>2</sup>

Reduced headroom

2.8 m<sup>2</sup>

31 ft<sup>2</sup>

(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.

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James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

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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.

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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.

