

# JAMES SELICKS

61 STANFELL ROAD

KNIGHTON  
LEICESTER  
LE2 3GE

OFFERS OVER £340,000



An immaculately presented and extended, three bedroom semi-detached family home positioned on the Knighton/Clarendon Park borders, benefiting from a generous rear garden and a versatile garden office.

Porch • entrance hall • cloakroom • lounge/dining room • extended dining kitchen • master bedroom • two further bedrooms • family bathroom • driveway • good-sized rear garden • office/garden room • EPC - D

### Location

The area provides convenient access to the city centre, with its professional quarters and mainline railway station offering access to London St Pancras in just over an hour. Amenities can be found along Queens Road and the fashionable Allandale Road/Francis Street shopping parades, with local schooling in the state and private sector found nearby.

### Accommodation

The property is entered via a part glazed uPVC door and an arched porch, which in turn leads into a spacious entrance hall with tiled floor, housing the stairs to the first floor and a convenient ground floor cloakroom with a WC and wash hand basin. The spacious lounge/dining room has been opened through to create an impressive dual-aspect living space with oak flooring throughout. The lounge area is positioned to the front of the property with a bay window, while the rear section offers a versatile space ideal for a dining area with bi-fold doors to the extended dining kitchen.

The L-shaped dining kitchen is the heart of this lovely home, having been extended to create an excellent, bright family and entertaining space with tiled flooring throughout. The kitchen area has a window to the rear, a further skylight and boasts a good range of stainless steel base level units with beech block preparation surfaces and stainless steel shelving above plus a striking plum splashback. Integrated appliances include a recently installed Indesit oven and four-ring gas hob with extractor hood over; there is space and plumbing for both a washing machine and dishwasher as well as a useful understairs pantry cupboard and a lean-to providing additional storage and access to the side of the property. The dining area enjoys views over the rear garden, with patio doors opening directly onto the outside space.

To the first floor is a spacious and light open plan landing area. The master bedroom is a generous double with oak flooring and a window overlooking the rear garden. Bedroom two is a further double with oak flooring, situated to the front of the property. Bedroom three is a generous single bedroom with a window to the front elevation. The family bathroom is well-proportioned and fitted with a white suite comprising a tiled bath with shower over, an enclosed WC and a wash hand basin with a mirror and light above. The room benefits from stylish tiled flooring, partially tiled walls and two windows.







### Outside

To the front of the property is a stoned driveway providing off-road parking for two vehicles. The rear garden is a particular feature, of an excellent size, it has been thoughtfully arranged over several levels. A patio seating area adjoins the house with steps leading up to a lawned garden. Further stone steps lead to an impressive garden room, complete with power, lighting and internet connection. Currently utilised as a home office, this versatile space could equally be used as a gym, studio, bar or hobbies room.

**Tenure:** Freehold.

**Listed Status:** None.

**Conservation Area:** None.

**Local Authority:** Leicester City Council

**Tax Band:** C

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

**Broadband delivered to the property:** Cable, 384mbps.

**Construction:** Believed to be standard. Small amount of asbestos cement present in lean-to (very low risk assessment score).

**Wayleaves, Rights of Way & Covenants:** Residential use only.

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

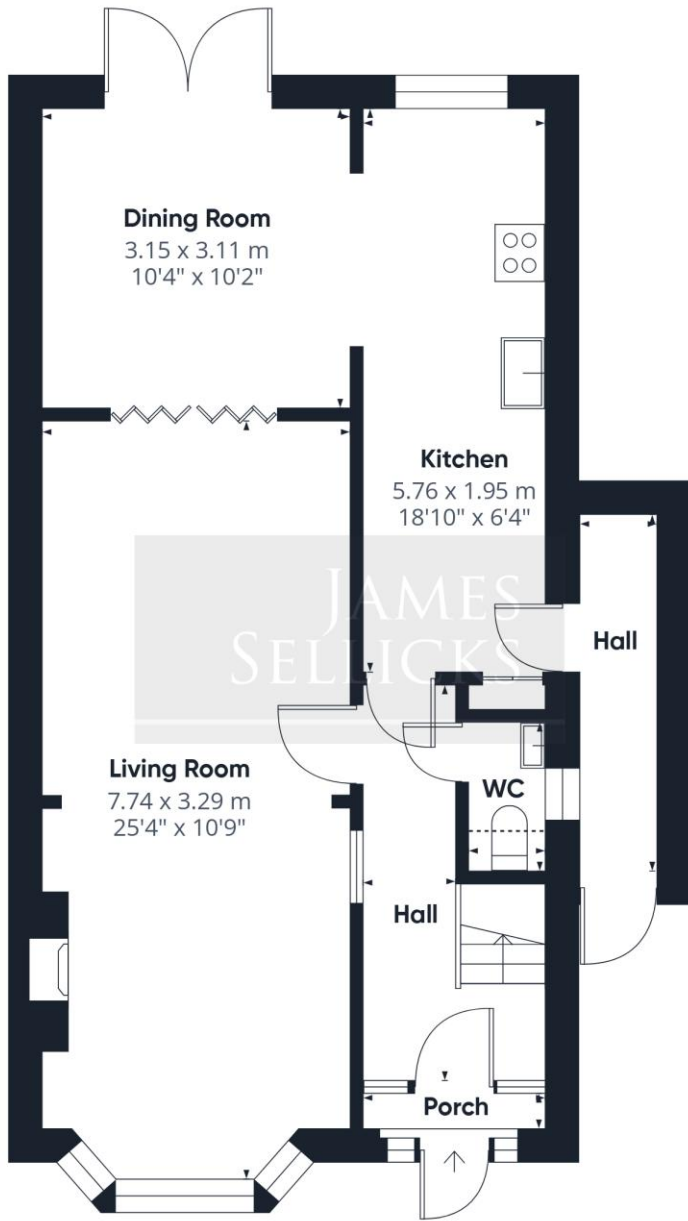
**Planning issues:** None our Clients are aware of.

**Accessibility:** No specific accessibility modifications made.

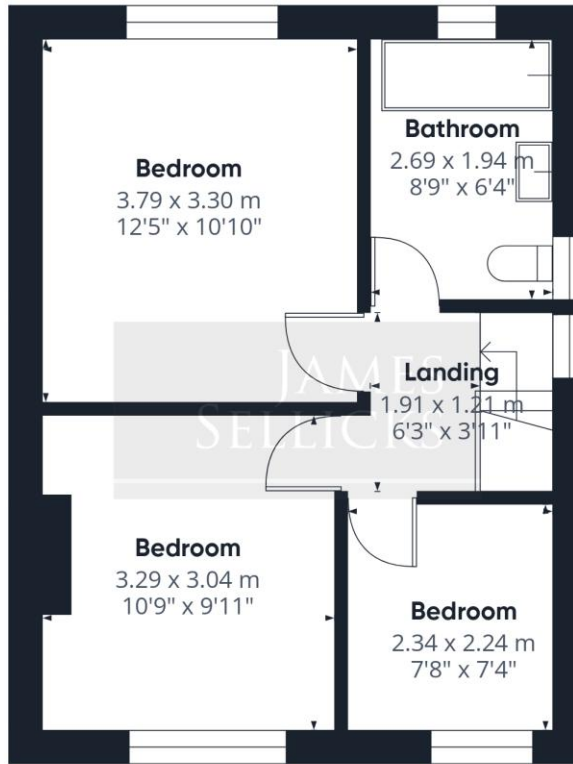








Floor 1 Building 1



Floor 2 Building 1



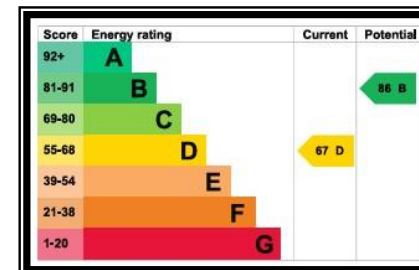
Floor 1 Building 2

**Approximate total area<sup>(1)</sup>**  
 100.8 m<sup>2</sup>  
 1087 ft<sup>2</sup>

**Reduced headroom**  
 0.4 m<sup>2</sup>  
 4 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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#### 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.

