

JAMES
SELICKS

100 KNIGHTON ROAD

STONEYGATE
LEICESTER
LE2 3TQ

GUIDE PRICE £400,000



Situated on the highly sought-after Stoneygate/Clarendon Park borders, this attractive, bay fronted three-storey Victorian mid terrace home offers generous and versatile accommodation throughout.

Boasting four double bedrooms, three bathrooms, and a wealth of character, this property is offered to the market with no upward chain.

Porch • entrance hall • two reception rooms • breakfast kitchen • rear lobby • bathroom • three first floor bedrooms & bathroom • second floor bedroom & en-suite • front forecourt • enclosed rear courtyard-style garden • EPC - C

Location

Knighton Drive lies approximately two miles south of city, giving excellent access to the professional quarters, universities, hospital and mainline rail access to London St Pancras in just over an hour. Day-to-day shopping can be found along the fashionable shopping parades at Queens Road, Allandale Road and Francis Street. There is also excellent state and private schooling within the area, along with recreational facilities.

Accommodation

The property is entered via a recessed entrance porch with an original part-glazed front door. The spacious entrance hall features attractive tiled flooring and a staircase rising to the first floor. To the front of the property is a spacious reception room enhanced by a large bay window, creating a bright and inviting living space. A second reception room to the rear enjoys a feature raised fireplace and provides an ideal family or dining room.

The breakfast kitchen is fitted with a comprehensive range of maple-fronted eye and base level units and drawers, complemented by a breakfast bar. Integrated appliances include an electric double oven, five-ring gas hob with stainless steel splashback and extractor canopy, stainless steel one-and-a-quarter bowl sink with mixer tap, and space for a Samsung American-style fridge freezer. The kitchen also houses the enclosed Baxi combination boiler. A rear lobby provides useful storage and plumbing for a washing machine, with direct access to the rear garden. Completing the ground floor is a bathroom fitted with a white three-piece suite comprising a panelled bath with shower over, pedestal wash hand basin, and WC.

The first-floor landing houses the stairs to the second floor and provides access to three well-proportioned double bedrooms and a family bathroom fitted with a white three-piece suite, including a panelled bath with shower over, pedestal wash hand basin, WC, and chrome heated towel rail.

The second floor hosts a generous double bedroom with useful eaves storage and the benefit of an en-suite with a shower cubicle, pedestal wash hand basin, WC, and chrome heated towel rail.





Outside

The property is approached via a small front forecourt enclosed by a traditional picket fence. To the rear is an enclosed courtyard-style garden, providing a private and low-maintenance outdoor space ideal for relaxing or entertaining.

Tenure: Freehold.

Listed Status: None.

Conservation Area: Knighton Village.

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: None our Clients are aware of.

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

Planning issues: None our Clients are aware of.

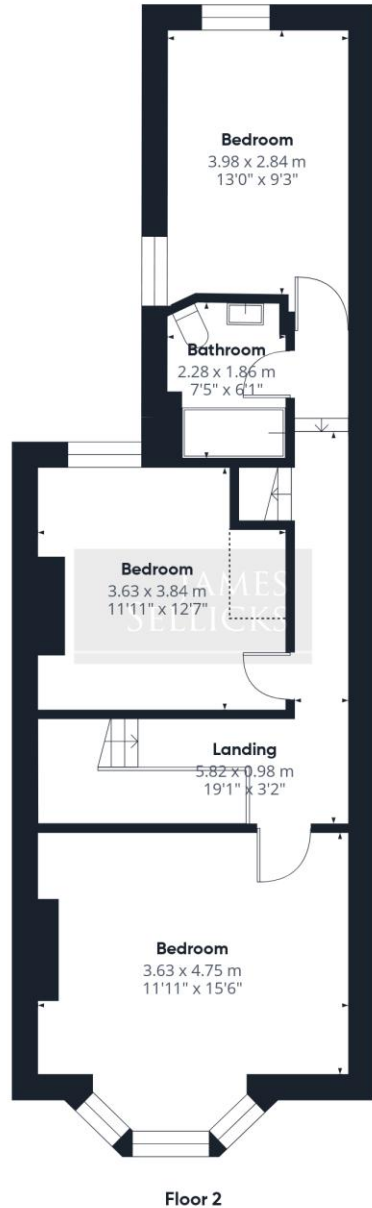
Accessibility: No specific accessibility modifications made.











Approximate total area⁽¹⁾
 154 m²
 1659 ft²

Reduced headroom
 7.2 m²
 78 ft²

(1) Excluding balconies and terraces

Reduced headroom
 Below 1.5 m/5 ft

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 70 C | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Leicester Office
56 Granby Street
Leicester
LE1 1DH
0116 2854554
info@jamesseilicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamesseilicks.com



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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.

