



JAMES
SELICKS



21 KNIGHTON CHURCH ROAD
SOUTH KNIGHTON
LEICESTER

SALES LETTINGS SURVEYS MORTGAGES

21 Knighton Church Road

South Knighton
Leicester
LE2 3JG

A handsome, Edwardian style detached home, sitting on an unusually generous plot with a garage, thought suitable for a substantial extension and remodelling, subject to the necessary planning consents (drawings available to view).

The property which is located towards the top of Knighton Church Road, boasts a wealth of original features including a beautiful Minton tiled hall floor, ceiling coving, picture rails and two beautiful fireplaces.

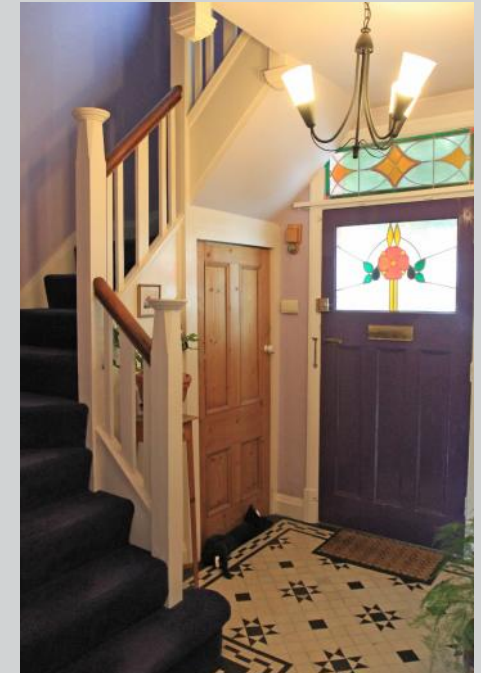
Entrance hall | utility/cloakroom | sitting room | dining room | kitchen | garden room | first floor galleried landing | three bedrooms | bathroom | walled frontage | off street car standing | good-sized garage | west facing rear garden | EPC - D

LOCATION

Knighton Church Road lies approximately two miles south of the city centre, providing excellent access to the professional quarters and mainline railway station, with more localized shopping facilities found at the nearby Queens Road and Allandale Road/Francis Street shopping parades.

ACCOMMODATION

The property is entered via a traditional style, leaded double glazed door into an elegant entrance hall boasting beautiful original Minton tiled flooring, picture rail, an understairs storage/cloaks cupboard and housing the stairs to the first floor. A utility/cloakroom with a window to the side elevation provides a two piece suite comprising wash hand basin and low flush WC, storage cupboards, part tiled walls and inset ceiling spotlights. The sitting room has a uPVC double glazed stained and leaded bay window to the front elevation, a period style cast iron fire surround with real flame effect fire, tiled inset and granite hearth, ceiling coving, decorative ceiling rose and picture rail. The dining room has a period style wooden fireplace surround with an inset real flame effect cast iron coal burner, picture rail and a uPVC double glazed patio door leading into the conservatory which has full height picture windows and a door leading to a large walk-in brick store. The kitchen has a uPVC double glazed window to the rear elevation and boasts an excellent range of eye and base level units with drawers, a corner carousel unit, under unit lighting, ample granite style preparation surfaces, an integrated Bosch electric oven with gas hob over, part tiled walls and a door leading to the garage.





To the first floor a landing with a period style uPVC double glazed bow window to the front elevation houses an overstairs storage cupboard and access to the loft space (thought suitable for conversion to further accommodation, subject to the necessary consents). The master bedroom has a period style fireplace surround with tiled hearth, picture rail and a uPVC double glazed window to the front elevation. Bedroom two has a range of built-in wardrobes and cupboards, a period style cast iron fireplace surround with tiled hearth and a uPVC double glazed window to the rear elevation. Bedroom three has a uPVC double glazed window to the rear elevation. The family bathroom has a traditional style three piece suite comprising a wash hand basin set into a vanity top with storage beneath, low flush WC, panelled bath with shower over and glazed shower screen, chrome heated towel rails, part tiled walls, extractor fan and two uPVC double glazed windows to the side elevation.



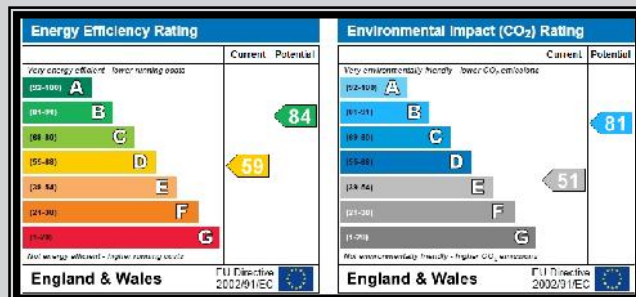
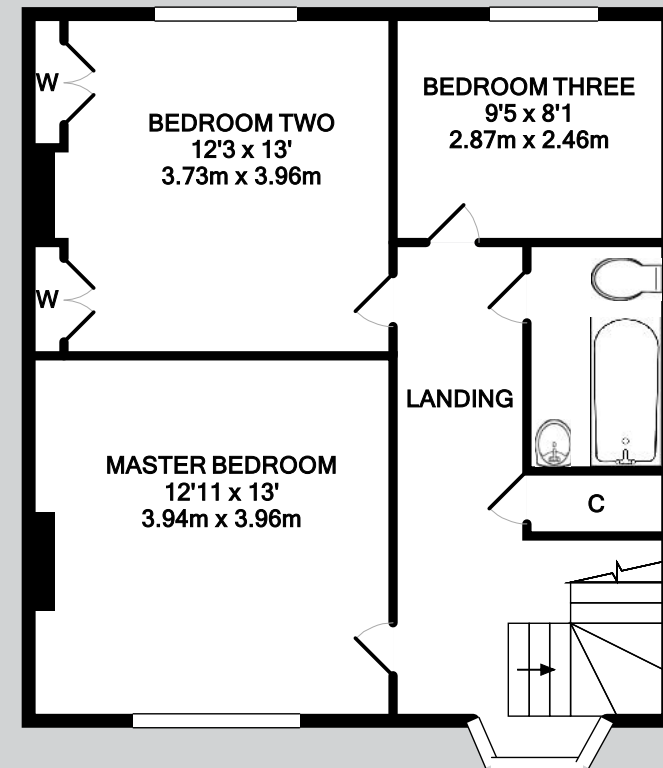
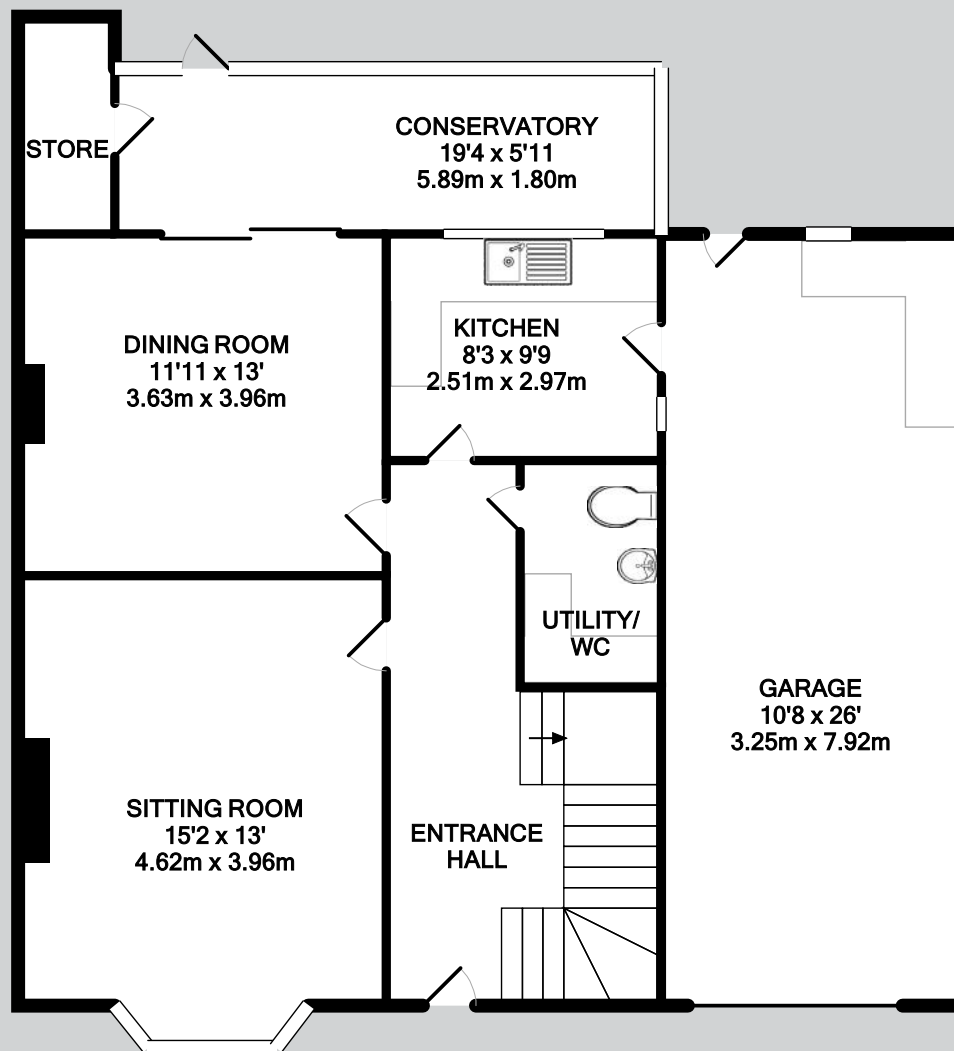
OUTSIDE

To the front of the property is a traditional style, easily maintained walled frontage. A driveway leads to a spacious tandem garage housing the combination boiler and having an up and over door and further personal door to the front, further window and door to the rear garden, power and lighting. To the rear of the property is a deep, mature and private west facing garden enjoying all day sunshine, with lawned and patio entertaining areas, a variety of plants and shrubs and a useful garden store.

DIRECTIONAL NOTE

Proceed out of Leicester via the A6 London Road in a southerly direction eventually taking a right hand turn just before the Racecourse roundabout into Knighton Church Road where the property can eventually be located on the right hand side.





21 Knighton Church Road, South Knighton, Leicester LE2 3JG

Total Approximate Gross Internal Floor Area = 1586 SQ FT / 147 SQ M

Measurements are approximate.

Not to scale.

For illustrative purposes only.



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Measurements 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.

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