

# 6 WIMBORNE ROAD

SOUTH KNIGHTON, LEICESTER



JAMES  
SELICKS

SALES LETTINGS SURVEYS MORTGAGES





## 6 Wimborne Road

South Knighton  
Leicester  
LE2 3RP

A superb, four/five bedroom detached property in a beautifully secluded position with an extremely private aspect to both front and rear, offering truly spacious ground floor accommodation including a recent extension providing the open plan living kitchen. The house enjoys glorious mature gardens, off street parking and also has solar panels which provide a generous return (details available upon request).

Entrance Hall | sitting room | dining room | garden room | open plan living kitchen with vaulted ceiling and pantry | ground floor shower room | further reception room/fifth bedroom | four first floor bedrooms | shower room | driveway | superb rear gardens | EPC-C

### LOCATION

Wimborne Road is located in the heart of the prestigious, leafy suburb of South Knighton, approximately two and half miles to the south of the city, giving excellent access to the city centre, professional quarters and mainline railway station, along with local shopping being found on the fashionable parades of Allandale Road and Francis Street, with nearby Oadby offering a variety of sporting and social facilities including golf and tennis, and popular schooling in both the state and private sector. The property's location is also within walking distance of Knighton Park and the University Botanical Gardens.

### ACCOMMODATION

The property is entered via a wooden door with inset glazed light into the entrance hall which houses the stairs to the first floor and has a uPVC double glazed window to the side elevation. The sitting room has a uPVC double glazed picture window to the front elevation, a feature multi-fuel cast iron log burning stove set into the chimneybreast with an oak mantle and polished slat hearth, Parquet flooring, uPVC double glazed window to the rear elevation and is open to the dining room/reception room which has a secondary double glazed window overlooking the rear garden and has a built-in bookcase, Parquet flooring and a uPVC double glazed patio door leading to the garden room which is of brick and uPVC construction and has a patio door leading to the decked terrace.







The open plan living kitchen enjoys a vaulted ceiling with Velux rooflights and boasts an excellent range of Keller eye and base level units and drawers, ample oak preparation surfaces, metro tiled splashbacks, further larder cupboards, under unit display lighting, a ceramic one and a half bowl sink and drainer unit with mixer tap above, integrated electric oven and gas hob with filter chimney style extractor unit over, plumbing for automatic dishwasher and washing machine, concealed combination gas boiler, walk-in pantry, ceiling spotlights, tiled flooring, a uPVC double glazed window to the front elevation and uPVC double glazed patio doors to both side and rear elevations leading onto the rear garden. A refitted ground floor shower room provides a three piece suite comprising wash hand basin, low flush WC, large shower enclosure, part tiled walls and tiled flooring and a window to the side. A further reception room (possible bedroom five) has uPVC double glazed windows to the front and side elevations.

To the first floor a landing houses a built-in linen closet and gives access to the master bedroom having a uPVC double glazed window to the front elevation, built-in wardrobes and cupboards. Bedroom two has uPVC double glazed windows to the side and rear elevations. Bedroom three has a uPVC double glazed window to the front elevation. Bedroom Four has a uPVC double glazed window to the front.



The accommodation is completed by a family shower/wet room with wash hand basin set into vanity top with mixer tap, with cupboard and drawers beneath, low flush WC, open tiled shower enclosure, fully tiled walls and non-slip flooring, towel rail, a uPVC double glazed window to the side elevation and a double glazed Velux rooflight.

### OUTSIDE

The property enjoys an attractive mature cottage style garden frontage and a driveway providing ample off street car standing. To the rear of the property are mature, private lawned gardens with patio areas, cottage style garden with a variety of flowers, shrubs and trees, a mature oak tree, a large workshop and gated access to the front of the property.

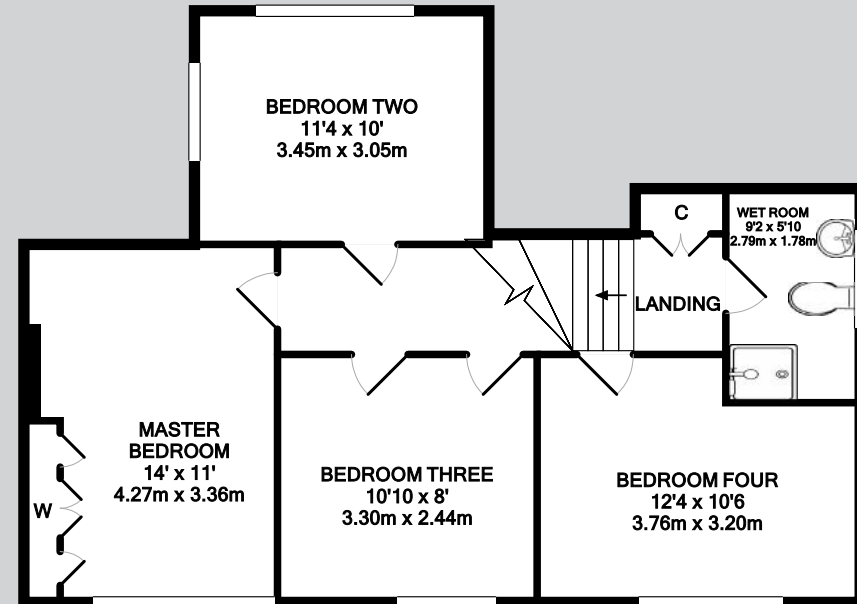
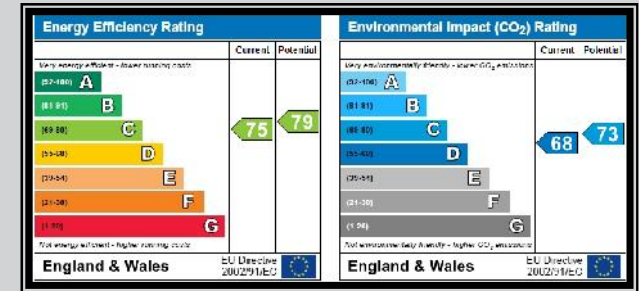
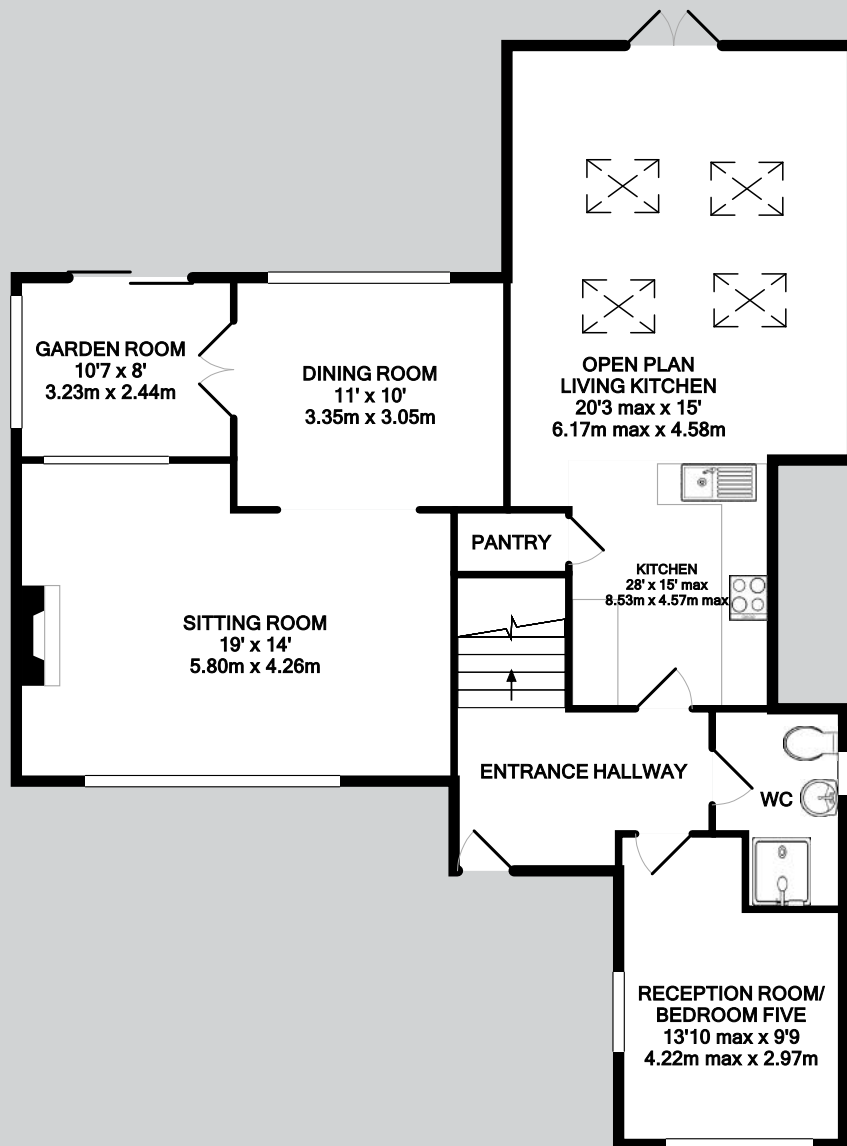
### DIRECTIONAL NOTE

Proceed out of Leicester via the A6 London Road in a southerly direction, on approaching the racecourse roundabout take the second exit onto the ring road slip road, take a left hand turn into Ventnor Road South, and left at the 'T' junction with Wimborne Road where the property can be located on the left hand side.









6 Wimborne Road, South Knighton, Leicester LE2 3RP  
 Total Approximate Gross Internal Floor Area = 1812 SQ FT / 168 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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