

JAMES  
SELICKS

249 KNIGHTON CHURCH ROAD  
SOUTH KNIGHTON, LEICESTER

SALES LETTINGS SURVEYS MORTGAGES



## 249 Knighton Church Road

South Knighton  
Leicester  
LE2 3JQ

A fantastic, four bedroom Edwardian semi detached property boasting a superb large 'L' shaped garden, located on this most popular of suburban roads.

Entrance hall | sitting room | dining room open plan to kitchen | garden room | shower room | four bedrooms | bathroom | driveway | deep mature 'L' shaped rear gardens | no upward chain | EPC - E

### 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 the original wood and glazed door with windows above and to the side, into an elegant entrance hall beautiful original black and white Minton tiled flooring housing the return staircase to the first floor. The sitting room has a wooden bay window to the front elevation, ceiling coving, picture rail, built-in shelving, a feature stone fireplace with open fire, slate hearth and stripped floorboards. The dining room has a glazed and bay window to the rear, ceiling coving, built-in shelving, open fireplace and stripped floorboards and is open to the kitchen which has an excellent range of wooden eye and base level units with drawers, solid wood preparation surfaces, a four-ring stainless steel hob with oven under, tiled splashback and stainless steel extractor unit over, display cabinet, stainless steel sink

and drainer unit, plumbing for dishwasher, two windows and a door to the side elevation, understairs cupboard, further built-in storage cupboard. A garden room with wood laminate effect flooring, a door and window to the side and further window to the rear provides an excellent range of storage cupboards, one housing the gas boiler. A ground floor shower room with a window to the side elevation provides a low flush WC, wash hand basin and a shower cubicle with electric shower.

To the first floor is a landing with a window to the side elevation. The master bedroom has a bay window to the front elevation, picture rail and stripped floorboards. Bedroom two has a bay window to the rear elevation and a picture rail. Bedroom three has windows to the rear and side elevations, ceiling coving and a built-in wardrobe. Bedroom four has a window to the side elevation and a picture rail. The bathroom has a window to the side elevation, a panelled bath with glass shower door, pedestal wash hand basin and a low flush WC, wood laminate effect flooring and panelled walls.

### OUTSIDE

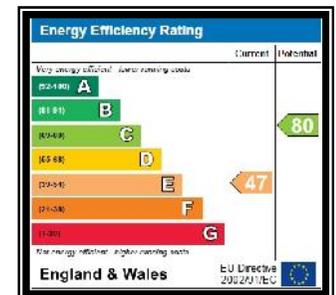
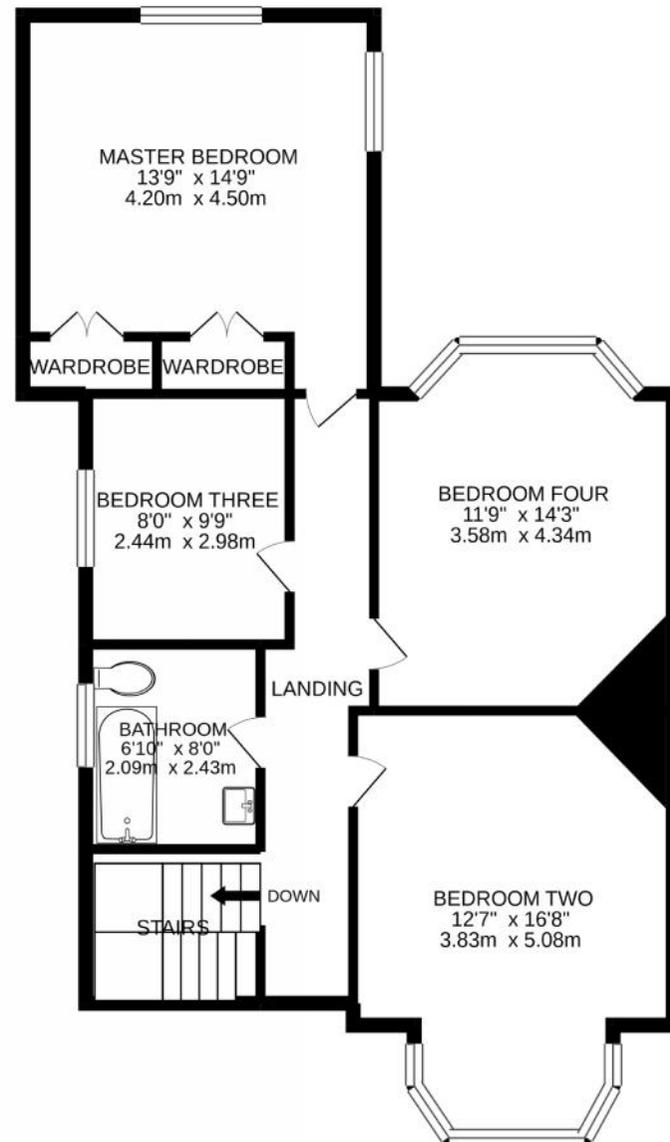
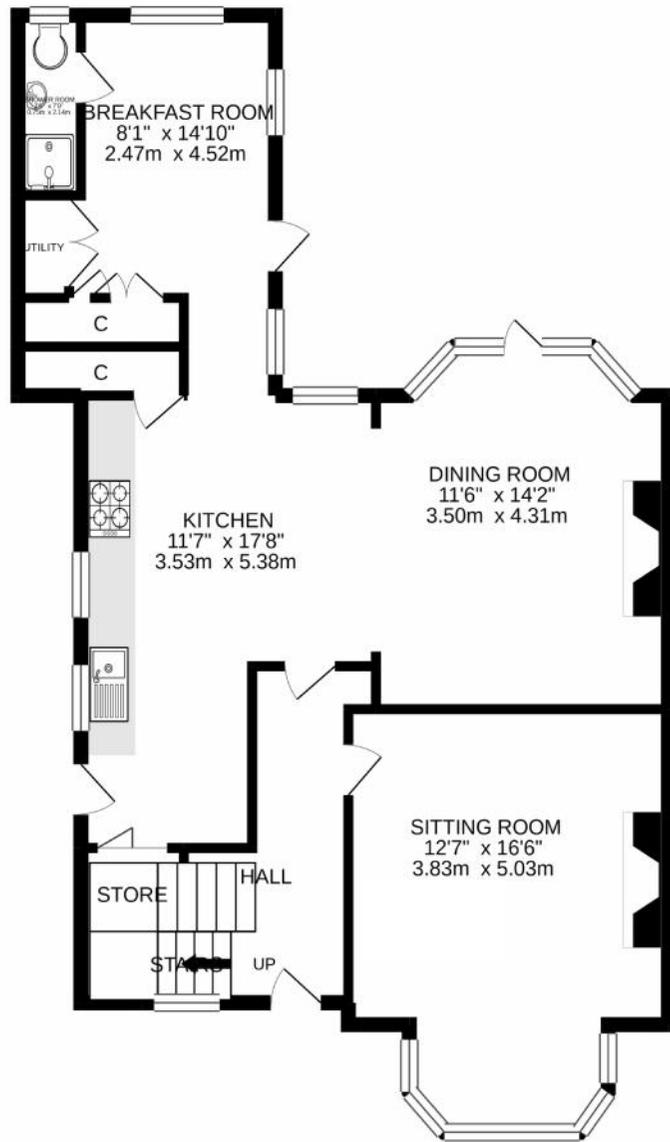
To the front of the property is a driveway providing car standing with a gravelled border and mature shrubs, gated side access leads to superb deep 'L' shaped gardens, mainly laid to lawn with pathways, mature flowerbeds, a patio entertaining area, wooden shed, vegetable plot and further seating area to the rear.

### DIRECTIONAL NOTE

Proceed out of Leicester via the A6 London Road in a southerly direction turning right at the traffic light complex into Knighton Road, eventually left into Carisbrooke Road and left again into Knighton Church Road where the property can be located, clearly indicated by the Agent's "For Sale" sign.







249 Knighton Church Road, South Knighton, Leicester LE2 3JQ

Total Approximate Gross Internal Floor Area = 1377 SQ FT / 128 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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