

# Knighton Road

Stoneygate, Leicester, LE2 3HH

Guide Price: £680,000



Oliver Rayns  
ESTATE AGENTS



- Over 2765 sq. ft. Accommodation Over Three Floors
- Elegantly Styled Throughout
- Substantial Detached Family Home
- Highly Desirable Stonegate Area
- Three Large Reception Rooms
- Off Road Parking and Garage
- Four Double Bedrooms With Loft Conversion
- Characterful Victorian Home
- Landscaped Grounds
- No Onward Chain

**Sold with no onward chain, this beautiful four bedroom period property in the sought-after leafy suburb of Stonegate. Finished with a loft room, large garden and double garage, the spacious detached family home is spread over 2700 sq.ft.**

This beautiful home on Knighton Road is a stunning example of an Victorian period home. Generous rooms flooded with light from dazzling mullioned windows are finished with elegant period details. From unique archways and alcoves to original fireplaces and corning, this is an exquisite family home.

Neutral decor throughout highlight the sense of space whilst allowing the period features to shine.



The large garden, range of rooms and open-plan-style spaces make this lovingly-restored home a wonderful retreat for a modern family. Offering stunning spaces for work, rest and play, Knighton Road is a fantastic investment you can easily make your own and enjoy for many years to come. On arrival, you're greeted by a sweeping front lawn edged by pretty borders filled with ornamental florals and shrubs. The large front south-west facing garden is accompanied by a multi-purpose York stone patio area ideal for family fun and entertaining.

A separate entrance complete with windows overlooking the garden from the study make the transition from garden to home easy. From observation of the children to entertaining guests, it's easy to make full use of the garden throughout the day.

The garden offers ample space for relaxation and play. Bedecked with dining table and chairs for al fresco dining plus additional seating, there's plenty of room for extra guests or raucous family fun.

Meanwhile, parking is easy with a double garage tastefully designed to complement the exterior of the home.

The entrance to the property is a wonderful display of Victorian architecture. The large front door is embellished with magnificent stained-glass windows which flood the property with natural light. Fanning out into a mullioned surround, finished with a stone archway, the entire effect is impressive.

Inside, this home is bright and spacious. The property is full of character with interesting features in every room. Large windows shower each space with natural light which is amplified by the neutral colour scheme throughout.

The journey begins in the light-filled entrance hall which leads into the dining room and living room.

The ground floor layout flows seamlessly from room to room with tiled flooring in natural stone enhancing the smooth transition into each space. Elegant, open arched doorways and neutral white decor further enhance the sense of space.

The living room is a spectacular welcome to the property. A dazzling arched alcove, featuring mullioned windows on either side, is a highlight of the space. Though furnished beautifully for family living there is still an expanse of space. The room is finished with period features which include a carefully restored fireplace, corning and ornate plasterwork on the ceiling.

As you enter the dining room, you're rewarded with more delightful period features. Exquisite corning lines the ceiling's perimeter whilst a divine alcove, home to a piano and oversize chairs, frames the space.

Opposite, the large mullioned bay window is a highlight of the room, providing tranquil views across the garden. Again, you're greeted with a wonderful sense of space.

Although a sizeable dining table sits at its centre, there is still an enormous amount of room on every side, delivering another restful room which can be used and furnished in any way you choose.

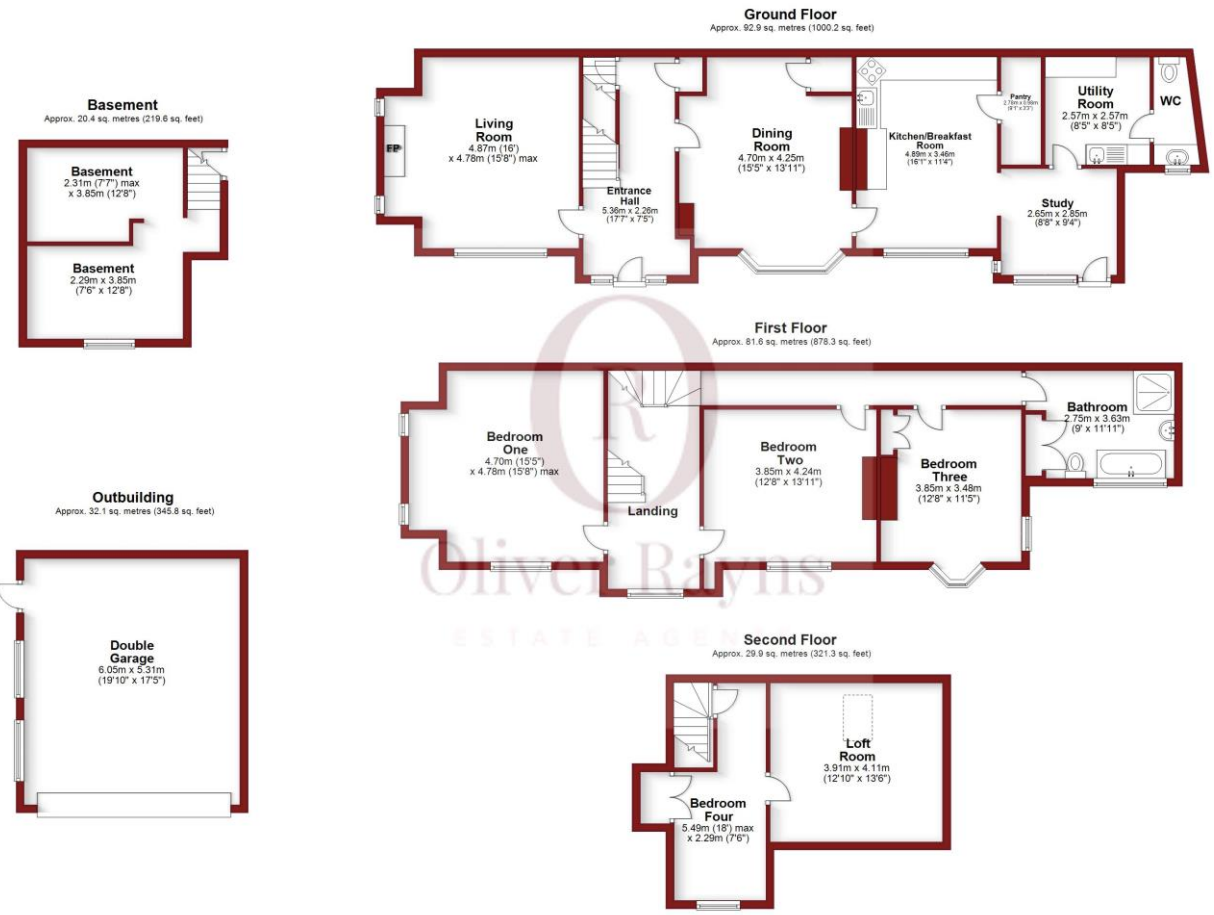
Providing a large, airy office space complete with a generous window, the study is well-placed for hectic family life. Conveniently looking out over the garden, you can keep an eye on the children as you work or complete chores in the laundry room or kitchen.

Even with a large desk in place, there is still lots of room to use the floor space for family activities or mid-day working. Offering lots of flexibility this is another room with lots of options for multi-functional family use.

Off the study is a generous laundry room, leading to the downstairs WC. The practical room is ideal for completing all sorts of chores and hobbies in peace as well as children and visitors dashing in from the garden.

From room to hang clothes above to cloakroom space to tidy away coats this is a valuable addition to the property. Ample space for utilities and storage plus a sink, make this a well-placed room with lots of use for busy family routines.





Total area: approx. 256.9 sq. metres (2765.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustration purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All measurements include garages and outbuildings.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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