

Sackville Gardens
South Knighton, Leicester, LE2 3TH

Asking Price: £625,000



Oliver Rayns
ESTATE AGENTS



- Superb Detached Family Home
- Potential To Extend STPP
- Four Spacious Bedrooms
- Generous Kitchen With Aga And Utility Room
- No Onward Chain
- Multiple Reception Rooms Offering Flexible Living Space
- Established Rear Garden
- Driveway With Planting
- Energy Efficient Solar Panels
- Highly Sought After Location Of South Knighton

This spacious detached home in Sackville Gardens occupies a plot of approximately a quarter of an acre and offers versatile living with multiple reception rooms, a bright conservatory and four bedrooms. The kitchen features an Aga, and the rear garden is beautifully landscaped with lawn and terrace. Offered with no onward chain, this is a rare opportunity in sought after South Knighton.

This attractive detached family home offers well-balanced and versatile living space extending to approximately 2,110 sq. ft. The ground floor is entered through a welcoming hallway with a guest cloakroom, leading into a generous living room with a feature fireplace and direct access to the garden room.

This impressive addition creates a wonderful connection between the house and garden, with wrap-around glazing allowing natural light to flood the space and providing uninterrupted views across the beautifully landscaped grounds. It offers superb versatility, serving equally well as a dining room, family sitting area or a space for entertaining, with sliding doors opening directly onto the terrace.

The kitchen is of excellent proportions, fitted with a range of traditional units together with an Aga, and benefits from a wide picture window overlooking the garden. Adjoining the kitchen is a utility room offering additional practicality and storage. A sizeable study, ideal for those working from home, completes the ground floor.

Upstairs, the first floor provides a light and airy landing leading to three well-sized double bedrooms and a further single bedroom. The principal bedroom is of excellent proportions and enjoys its own en-suite, while the remaining bedrooms are served by a family bathroom and an additional shower room, offering great flexibility for family living.

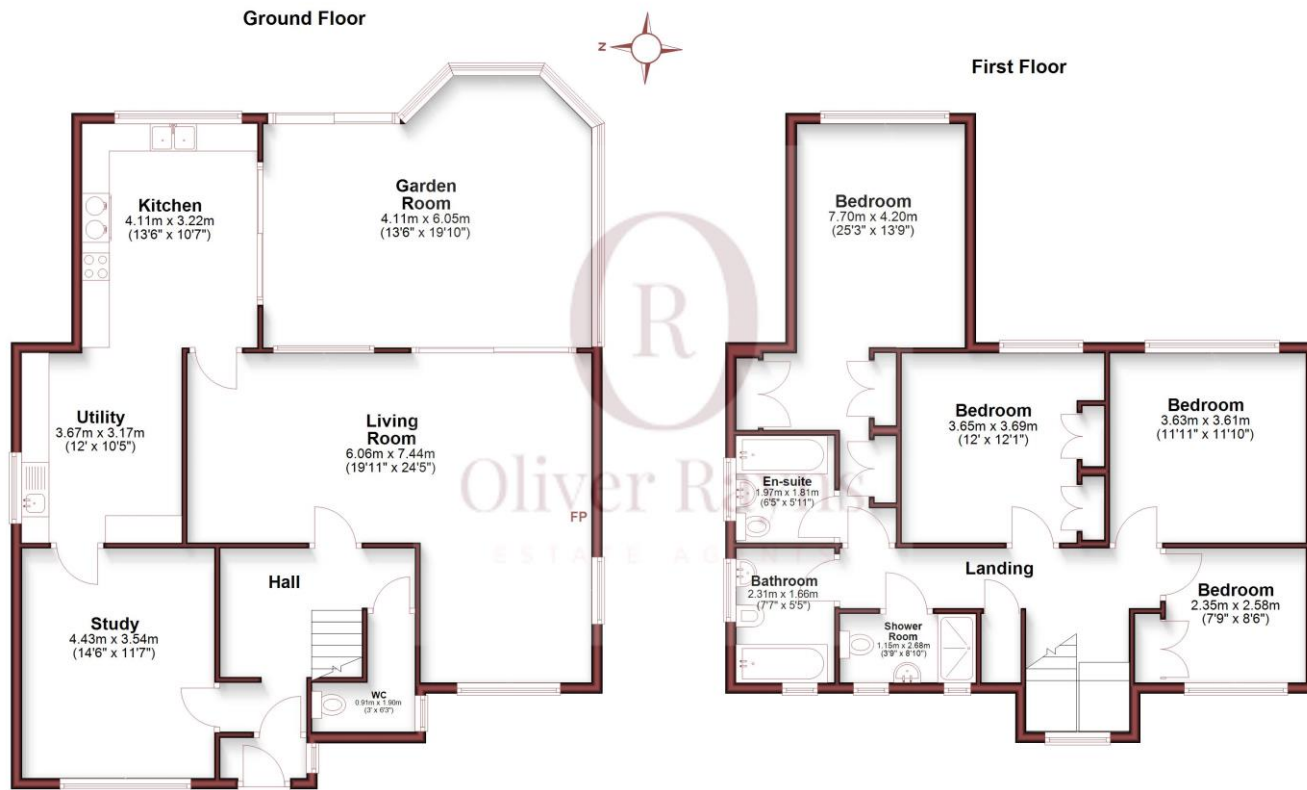
Externally, the property is set back behind a low-maintenance frontage with planting and a driveway providing off-road parking. To the rear lies an exceptional garden, one of the property's finest features. Extending to approximately a quarter of an acre, the garden is mainly laid to lawn, framed by a variety of mature trees, flowering shrubs and well-stocked borders which create colour and interest throughout the seasons. Its generous scale and established landscaping offer both beauty and practicality.

The home further benefits from solar panels, adding an energy-efficient feature that enhances its appeal. The overall sense of privacy and greenery is rarely found so close to the city.

The property is well located for everyday amenities and services, including renowned local public and private schooling together with a nursery, the University of Leicester, Leicester Royal Infirmary and Leicester General Hospital within a short distance. Within mere moments, find Victoria Park, Allandale Road and Francis Street, together with shopping parades in both Stonegate and neighbouring Clarendon Park with a mix of shops, bars, boutiques and restaurants. The ease of access to excellent schools and a wealth of leisure, medical and recreational facilities provide all amenities at a stone's throw. Transport links are excellent. It sits in the most sought-after Leicestershire postcode – and with Leicester City Centre a mere three-mile commute.









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		

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