

**Knighton Park Road
Stoneygate, Leicester, LE2 1ZA**

Asking Price: £775,000



Oliver Rayns
ESTATE AGENTS



- Breathtaking Victorian Villa
- Beautifully Preserved Period Features
- Magnificent Living Room
- Two Modern Bathrooms
- Open Plan Kitchen Dining Area
- Six Spacious Bedrooms
- Private Rear Garden
- Driveway For Two Vehicles
- No Onward Chain
- Sought After Location Of Stoneygate

A rare chance to own one of Stoneygate's most distinguished homes, this six bedroom Victorian villa combines period elegance with high end modern living on one of Leicester's most prestigious tree lined roads. Beautifully extended and thoughtfully renovated across three expansive floors, it offers exceptional space, character, and style.

Originally developed in the 19th century for Leicester's industrial elite, Stoneygate remains the city's best-surviving Victorian suburb. Knighton Park Road in particular is steeped in heritage, home to landmark properties designed by some of the period's most celebrated architects, including Joseph Goddard and John Breendon Everard, who built his own residence nearby. Today, the area continues to attract those seeking a refined lifestyle, drawn to its rich history, elegant architecture, and proximity to the open green spaces of Knighton Park.

Set behind a classic low brick wall and gravelled driveway, the approach to the property is both striking and refined, offering a strong sense of arrival. A glazed porch frames the original stained glass front door, which opens into a broad and welcoming entrance hall where oak flooring, soaring ceilings, and a graceful staircase immediately set the tone. Period details such as deep skirting boards and ornate corning speak to the home's heritage, while the abundance of natural light enhances its calm, generous proportions.

At the front of the property, the principal reception room is a showcase of Victorian elegance, featuring deep sash windows, a decorative fireplace, and intricate ceiling mouldings. Folding doors open into a second family room, creating a flexible and interconnected space ideal for entertaining or relaxed evenings at home. Both rooms preserve their historic character while embracing a soft, contemporary palette and quality finishes that feel timeless and sophisticated.

To the rear of the ground floor, the property opens into a truly remarkable kitchen and dining space. Set beneath a vaulted glass atrium, this expansive and light filled area is beautifully designed for modern family life. The bespoke kitchen features sleek cabinetry, polished granite worktops, and a full suite of integrated AEG appliances, including a five-ring gas hob, double oven, microwave, fridge/freezer, dishwasher, and washing machine. A stainless steel splashback and extractor lend a crisp, modern finish, while French doors lead out onto a paved terrace, creating a seamless connection to the garden and an ideal setting for outdoor dining and entertaining.

The sense of scale and refinement continues upstairs, where a dramatic arched window above the staircase floods the landing with natural light.

On the first floor, three well-appointed bedrooms are arranged alongside a bright and contemporary family bathroom, fitted with a stylish white suite. Each bedroom offers space and flexibility for family life, guests, or working from home.

The second floor adds even more versatility, with three further bedrooms, including an impressive principal or guest suite to the rear. This luxurious room includes a dressing area, fitted wardrobes, and a sleek en-suite shower room. The remaining rooms are equally generous and light-filled, well suited to use as bedrooms, studies, or creative spaces depending on lifestyle needs.

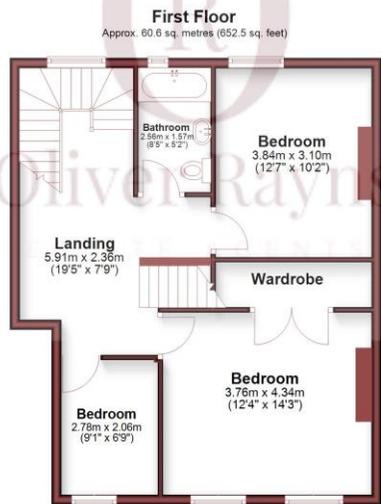
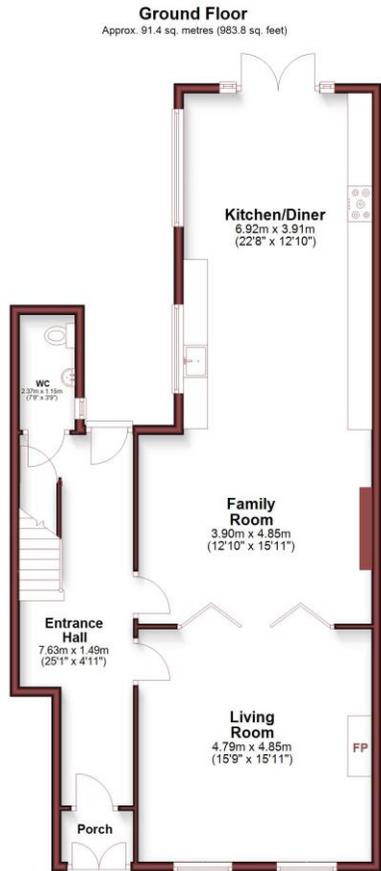
The rear garden offers a private and peaceful retreat, mainly laid to lawn with mature planting and a paved terrace perfect for summer dining. A brick-built outbuilding discreetly houses the modern gas combination boiler, while secure gated access to the rear enhances practicality. At the front, the property provides off-street parking for two vehicles behind the original boundary wall.

Inside and out, this exceptional villa celebrates its Victorian roots while embracing modern comfort and contemporary living. With high ceilings, sash windows, wood double glazing, gas central heating, stylish bathrooms, a security system, and a carefully considered interior, the property offers both elegance and ease.

Just a short stroll away you can visit Allandale Road and Francis Street, home to independent boutiques and artisan coffee shops. The city centre, University of Leicester, Leicester Royal Infirmary, and mainline railway station—offering direct access to London St Pancras—are all within easy reach. Local schooling options are exceptional, with both Leicester Grammar and Stoneygate School nearby, alongside highly regarded state options.







Total area: approx. 212.7 sq. metres (2289.2 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.
Plan produced using PlanUp.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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