



Jasmine House Shanklin Drive, 8 Shanklin Drive, South Knighton, Leicester, LE2 3RG



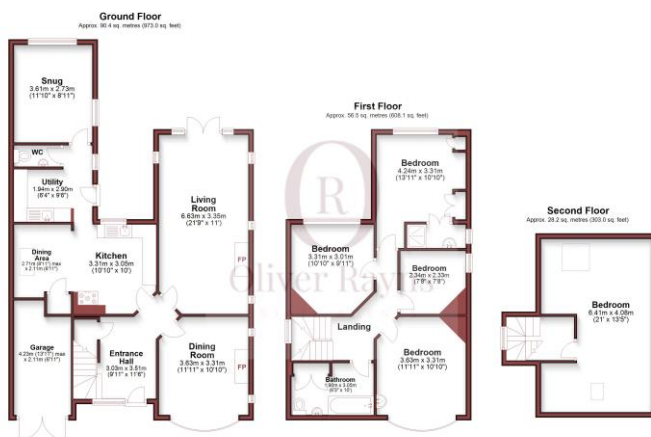
- Freehold
- High Specification Open Plan Kitchen
- 0.14 Acres Of Landscaped Garden
- Highly Desirable South Knighton Location

A sophisticated detached home featuring five bedrooms, offering over 1900 sq.ft. of living space spread across three floors. The property is enhanced by a generous rear garden and a spacious garage.

A traditional detached family home, which benefits from a new boiler and ample accommodation over three floors and offers many features including wood, tiled and carpeted floors, delightful decorative fireplaces, a superb kitchen/breakfast room, off-road parking, a single garage and a fabulous, landscaped garden that is approximately 0.14 acres.

Approached via a tarmac driveway that provides parking for three cars, it leads to the single garage and side access. You are greeted by pretty brickwork and deep bay windows when you walk up to the arched covered front porch, which has a chequered tiled floor. Two charming windows sit to the left of the part-glazed front door that guides you into the spacious double-height entrance hall, which has a gorgeous dark wood floor, and there is a large understairs cloak cupboard.

On the right of the hall and overlooking the front of the property is the formal dining room with a traditional wood floor. The elegant fireplace incorporates a raised



*All dimensions are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only, and should be used as such by any prospective buyer. The services, appliances and appliances shown here and here listed are not guaranteed as to their condition, quality or efficiency and are given as a guide only. All measurements include garages and outbuildings. Plans produced using Planity.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC