



Houlditch Road, Knighton, Leicester, LE2 3FF

Offers Over: £350,000

Freehold

Houlditch Road Knighton, 43 Houlditch Road, Knighton, LE2 3FF

A thoughtfully extended semi-detached home in the highly sought-after Clarendon Park/Knighton border, this extended three-bedroom home combines traditional character with modern comforts and a stunning rear garden — making it ideal for upsize families.

Nestled behind an attractive walled frontage with a neatly presented garden and secure gated entrance, the property enjoys an enviable position on a quiet residential road just a short walk from Queens Road's lively café culture and the green open spaces of Victoria Park.

Upon entry, the hallway provides access to a bright and airy front reception room. Featuring a beautiful bay window with plantation shutters and a tiled fireplace with wooden mantel, the space is perfect for relaxing. Natural light fills the room and highlights the characterful touches and immaculate decor throughout.

To the rear, the home has been extended to create a generous open-plan kitchen/dining room. Renovated to an exceptional standard, the kitchen boasts sleek white cabinetry, integrated appliances, a central island with breakfast seating, and wood-effect flooring which flows seamlessly throughout. The adjoining dining area enjoys a feature fireplace and direct garden access via French doors, offering the perfect environment for family meals or entertaining guests. A lean-to utility space with external access and a convenient downstairs WC complete the ground floor living.

Upstairs, the property offers two generous double bedrooms, both beautifully presented and offering ample room for freestanding furniture. The main bedroom enjoys elevated views over the quiet road to the front, while the rear bedroom overlooks the landscaped garden. A third single bedroom offers versatility, ideal as a home office, nursery, or guest room. The family bathroom has been stylishly fitted with contemporary tiling and a three-piece suite including a shower-over-bath and vanity basin.

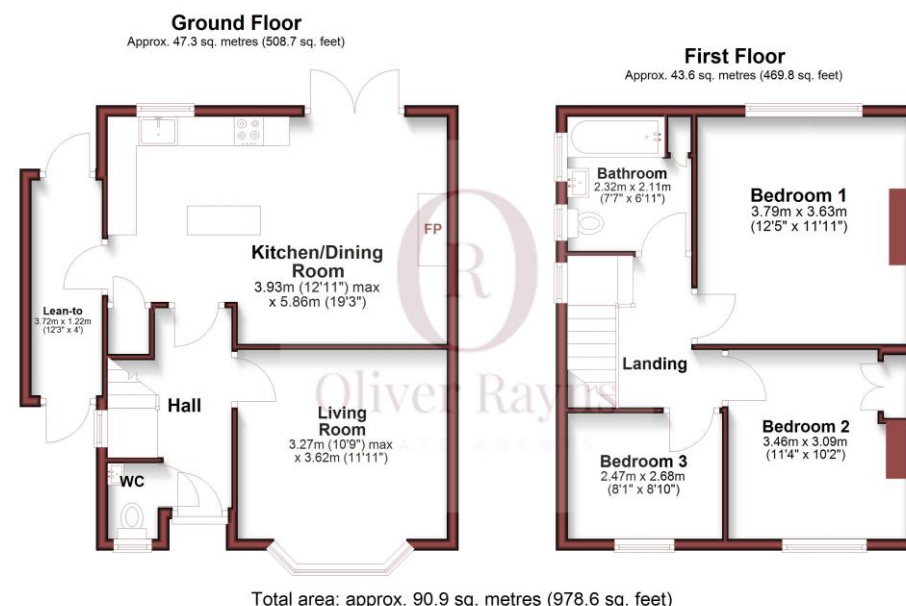
A highlight of this home is the beautifully landscaped rear garden — a private oasis with mature planting, a manicured lawn, and a generous paved terrace. Well-screened from neighbouring homes, it provides a peaceful retreat.

The loft space is easily accessible, it is fully boarded and insulated, offering excellent storage and clear potential for future conversion STPP.

This delightful home is located on the border of Knighton and Clarendon Park, lying approximately a mile and a half to the south of the city centre. The sought after area offers local day-to-day shopping and an abundance of trendy bars and restaurants can be found on the Queens Road, just a short walk away.

The city centre, professional quarters and mainline railway station are only a short distance away, across Victoria Park and down the leafy New Walk. The property is also excellently situated for both of Leicester's universities, Leicester Royal Infirmary and both state and independent local schooling for all ages.

- Freehold
- Semi Detached Family Home
- Extended Kitchen Dining Area
- Beautiful Rear & Front Garden
- Sought After Location Of Knighton
- Three Good Sized Bedrooms
- Potential To Extend STPP
- Accessible Driveway
- Modern Family Bathroom
- Downstairs WC
- Perfect For Upsizing Families



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		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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