

**Shanklin Drive**  
**South Knighton, Leicester**

Asking Price: £495,000



**Oliver Rayns**  
ESTATE AGENTS



- Three Bedroom Detached Home
- First Time On Market In Over Sixty Years
- Two Separate Reception Rooms With Fireplaces
- Generous Rear Garden With Mature Planting
- Principal Bedroom Spanning Full Width Of House

- Large Garage & Driveway
- Ample Scope To Extend STPP
- No Onward Chain
- Sought After Area Of South Knighton



**An opportunity to acquire a substantial three bedroom detached home on Shanklin Drive, offered to the market for the first time in over sixty years. With no onward chain and sitting in one of Leicester's most sought after addresses, this much loved family home represents an exceptional canvas for the next owners.**

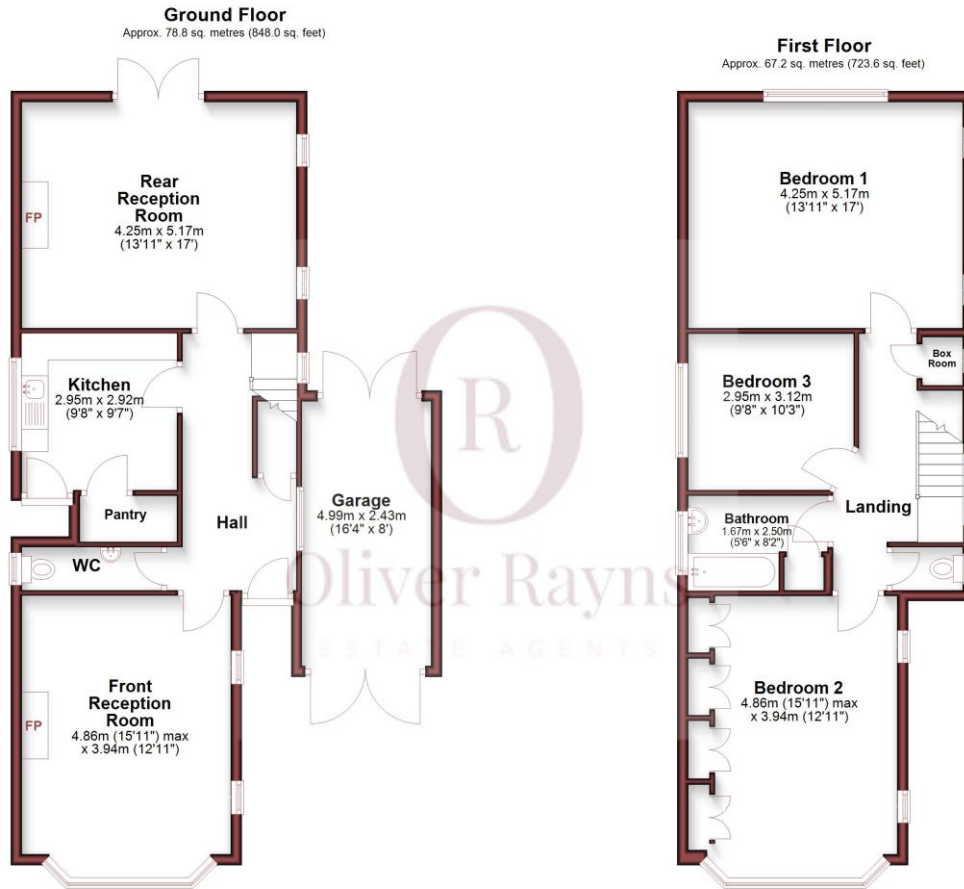
The property has been cherished by the same family since the early 1960s and retains a wealth of original character throughout. A welcoming entrance hall with a handsome timber staircase sets the tone, leading through to a generously proportioned lounge to the front, flooded with natural light through its distinctive bay window and featuring an attractive fireplace. To the rear, a separate dining/sitting room enjoys direct access to the garden through full-height French doors, with a characterful brick fireplace and useful alcove recesses adding real charm. The kitchen, whilst ready for modernisation, is a practical space with base and wall units, a separate pantry providing useful additional storage, and a window overlooking the side. A new Worcester Bosch Combi Boiler has recently been installed. A ground floor WC and under stairs storage cupboard completes the internal layout on this level.

Upstairs, three double bedrooms are served by a bathroom and separate WC. The principal bedroom is a particularly impressive room, spanning the full width of the front elevation and benefitting from extensive fitted wardrobes and a superb bay window outlook. The second bedroom is equally spacious and overlooks the garden. The third bedroom is a comfortable double. There is a box room, with window, off the landing.

Outside, the property truly comes into its own. The rear garden is a wonderfully mature and secluded plot, largely laid to lawn with established trees, shrubs and planting that has been lovingly tended over the decades. There is a patio to the rear and side and two useful brick stores. The integral garage is accessible from both the front driveway and the rear, with a block-paved driveway providing off-road parking for several vehicles. With a generous plot and a substantial existing footprint, there is ample scope to extend or remodel, subject to the usual planning consents.

This fabulous, detached family home sits in the popular residential area of South Knighton, about two miles south of Leicester city centre. There are frequent local buses to the city centre within walking distance of the house. These stop at Leicester railway station which provides services to London St. Pancras in just over an hour. In the city centre there are shops, bars, restaurants, theatres, museums and historic places. Leicester Royal Infirmary and both Leicester and De Montfort universities are nearby. From the house there is easy access to the M1/M69 junction. Local amenities are excellent and several small shops and a Tesco Express are within walking distance. Within a mile there are shops and restaurants at Queens Road and Allandale boutique stores. In the nearby town of Oadby there is ASDA, M & S, Lidl, Sainsbury's and a Library. The house is within walking distance of the University Botanical gardens and is on the doorstep of Knighton Park and Leicester Racecourse. There are good local state and private schools. Local leisure amenities include tennis, golf and bowls in addition to nearby Leisure Centres at Parklands and Manor Road. The house's position makes it very much part of the local community.





Total area: approx. 146.0 sq. metres (1571.6 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		
55-68	D		68 D
39-54	E	45 E	
21-38	F		
1-20	G		

## Oliver Rayns

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