

Holbrook Road

South Knighton, Leicester

Asking Price: £350,000





O
Oliver Rayns
ESTATE AGENTS
FOR SALE

- Spacious Victorian Home
- Arranged Over Three Floors
- Two Well Proportioned Reception Rooms
- Bay Fronted Living Room
- Two Bathrooms

- Beautifully Established Garden
- Four Large Bedrooms
- Situated Within The Heart Of South Knighton
- No Onward Chain
- Perfect For Upsizing Families



A four bedroom home offered with no onward chain, presenting a rare chance to purchase a South Knighton home that has been held within the same ownership for decades.

On the market for the first time in over fifty years, this characterful South Knighton home offers a rare chance to acquire a property that has clearly been loved, lived in and carefully maintained. The classic red-brick frontage with its bay window immediately creates a strong first impression, setting the tone for a house filled with original charm.

Inside, there are two well-defined reception rooms. The front reception room is bright and inviting, enhanced by the bay window, while the second reception room sits centrally within the house and provides a comfortable and versatile space for dining or everyday living. The kitchen is positioned to the rear and looks out over the garden, offering a practical and characterful environment with plenty of scope for future enhancement. Beyond the kitchen, additional areas including a study overlooking the garden and useful utility space add further flexibility and depth to the ground floor.

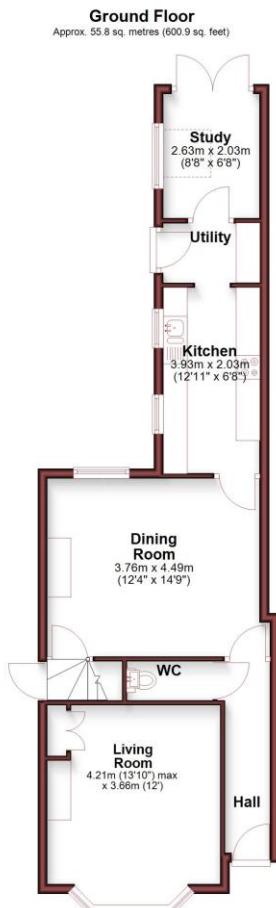
The bedroom living is arranged over the upper two floors. The first floor hosts three bedrooms, offering an excellent versatility, along with the family bathroom. The second floor is home to a further bedroom, ideal as a guest room or creative space. This vertical layout gives the home a sense of journey and individuality that is rarely found in newer properties.

To the rear, the garden is a true standout feature and one of the largest on the row. Deep, mature and full of established planting, it provides a wonderful sense of privacy and tranquillity, offering endless potential for outdoor living, entertaining or further landscaping.

This family home sits in the popular residential area of South Knighton, about a mile south of Leicester city centre. Local convenience stores, like Tesco Express and Sainsbury's Local, are just a short distance away, as are a variety of other leisure amenities, restaurants, pubs and eateries, including, the botanical gardens, Goldhill Adventure Playground, McDonald's, The Fairfield Inn, Delifrance II and Knighton Park. Schooling in the area is good while Leicester city centre provides a wider choice of shopping outlets, boutiques and cafes, as well as a broad selection of eateries and shopping opportunities.

Leicester's mainline rail station, which provides services to London St Pancras in around an hour, is nearby as is Leicester Royal Infirmary, an excellent choice of private and state schools, plus Leicester and De Montfort universities.





First Floor
Approx. 52.8 sq. metres (568.0 sq. feet)



Second Floor
Approx. 14.3 sq. metres (153.8 sq. feet)



Total area: approx. 122.9 sq. metres (1322.7 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		77 C
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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