

South Knighton Road
South Knighton, Leicester

Asking Price: £395,000





- Detached Home Built in 1907
- Allocated Driveway
- Two Generous Reception Rooms
- Four Piece Family Bathroom
- Three Double Bedrooms

- No Onward Chain
- Landscaped South Facing Garden
- Balcony to Principal Bedroom
- Situated In The Heart Of South Knighton
- Beautifully Maintained Throughout

A characterful three bedroom Edwardian detached home with generous proportions, south-facing garden and parking, blending period features with thoughtful modern updates in the highly desired South Knighton.

Positioned in the heart of South Knighton, Woodbine Cottage is a distinctive three-bedroom Edwardian detached home extending to over 1,400 sq ft. Dating back to 1907 and originally known by name rather than number, the property sits behind a modest frontage that gives little away, unfolding into a surprisingly spacious and well-proportioned interior. It combines retained period features with thoughtful modern alterations. Having remained in the same ownership for over thirty years and offered with no upward chain, it presents a rare opportunity to acquire a home with both heritage and style.

The approach is discreet, with off-road parking and a traditional frontage framed by a low picket fence and planting. The double-fronted façade reflects the original form of the house, while inside, a broad entrance hall provides a strong sense of arrival, enhanced by natural light and a bespoke stained glass panel set within Venetian plaster. The principal reception room sits to one side, centred around a feature fireplace and defined by generous ceiling heights and a wide bay-style window overlooking the rear garden, drawing in excellent natural light. Original detailing, including coving and proportions typical of the period, remain intact, giving the room a strong architectural presence. Opposite, the dining room provides a well-balanced second reception space, ideal for formal dining, with a large window to the front elevation and ample room for a full dining suite.

To the rear, the kitchen extends along the back of the home, forming a practical and well-connected space that links directly to the garden room beyond. Fitted with classic cabinetry, tiled flooring and extensive work surfaces, it offers space for freestanding appliances while maintaining a traditional feel. The original rear door has been retained internally as a character feature. The adjoining garden room serves as an additional reception area with direct access onto the terrace, creating a natural extension of the living space suited to both everyday use and entertaining. A ground floor WC is positioned conveniently off the kitchen.

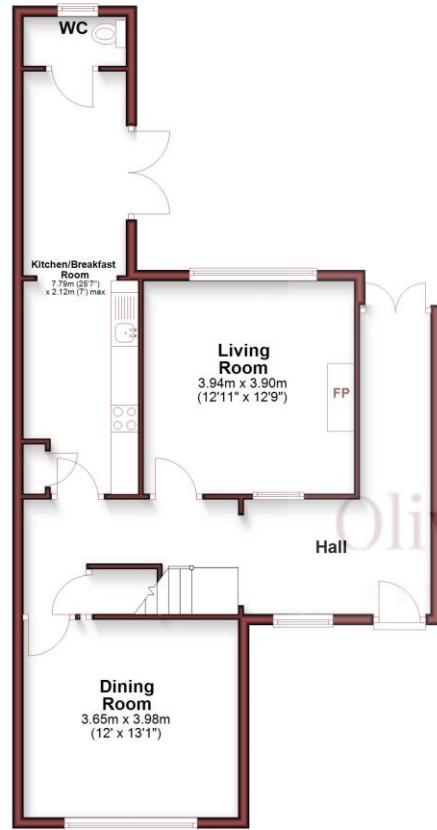
Upstairs, a wide landing leads to three well-proportioned double bedrooms. The principal bedroom is particularly generous and benefits from access to a private balcony overlooking the rear garden, offering an elevated outlook and space for seating. The remaining bedrooms are evenly sized and well-lit, providing flexible accommodation. The family bathroom is spacious and fitted with a bath with shower over, WC, basin and a bidet. Additional features include a boarded loft with pull-down ladder and lighting, and high-quality double glazing to the majority of windows and doors, installed with care to preserve the original shapes and character of the house. Externally, the south-facing rear garden has been thoughtfully arranged with a paved terrace, established planting and a variety of seating areas, creating a private and usable outdoor space throughout the year. A timber shed and mature borders further enhance the setting.

The property has evolved over time, including a period in the 1960s when it was arranged as two flats, before being returned to a single dwelling. Subsequent works include a reconfigured kitchen extension in 2005 and further alterations in 2018, enhancing the third bedroom and hallway, as well as improving the frontage to provide off-road parking.

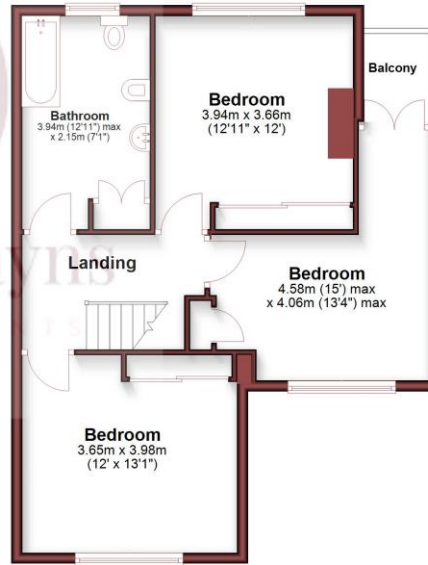




Ground Floor
Approx. 69.6 sq. metres (749.2 sq. feet)



First Floor
Approx. 60.3 sq. metres (648.9 sq. feet)
(excluding Balcony)



Total area: approx. 129.9 sq. metres (1398.1 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.





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