



20b South Knighton Road, Leicester
Leicester

20b South Knighton Road

Leicester

A newly built three storey semi-detached home in South Knighton, with a slate roof, bespoke timber windows, a designer dining kitchen and a private garden. Offered freehold with driveway parking. EPC rating B.

Key Features:

Three Storey Freehold Sem-Detached In South Knighton
Principal Bedroom Suite With En Suite And Vaulted Ceiling

Kitchen/Diner With French Doors To The Garden

Two Further Bedrooms Plus A Family Bathroom

Spacious Living Room With Engineered Wood Flooring

Driveway Parking For One Car, Two At A Push

Private Rear Garden With Patio, Lawn And Storage

Underfloor Heating Fitted Throughout The Ground Floor

Set in South Knighton, this newly built three storey semi-detached home offers three bedrooms, a slate roof and bespoke timber windows, along with a private garden, offered freehold at £400,000.

Every detail here has been carefully specified, from the striking slate roof to the bespoke flush timber windows by Benlow Windows, giving the property a quality of finish that stands out within its established South Knighton setting. A tarmac driveway to the front provides car standing for one vehicle, two at a push, with newly planted shrubbery softening the approach and giving the frontage a settled, lived-in feel from day one.



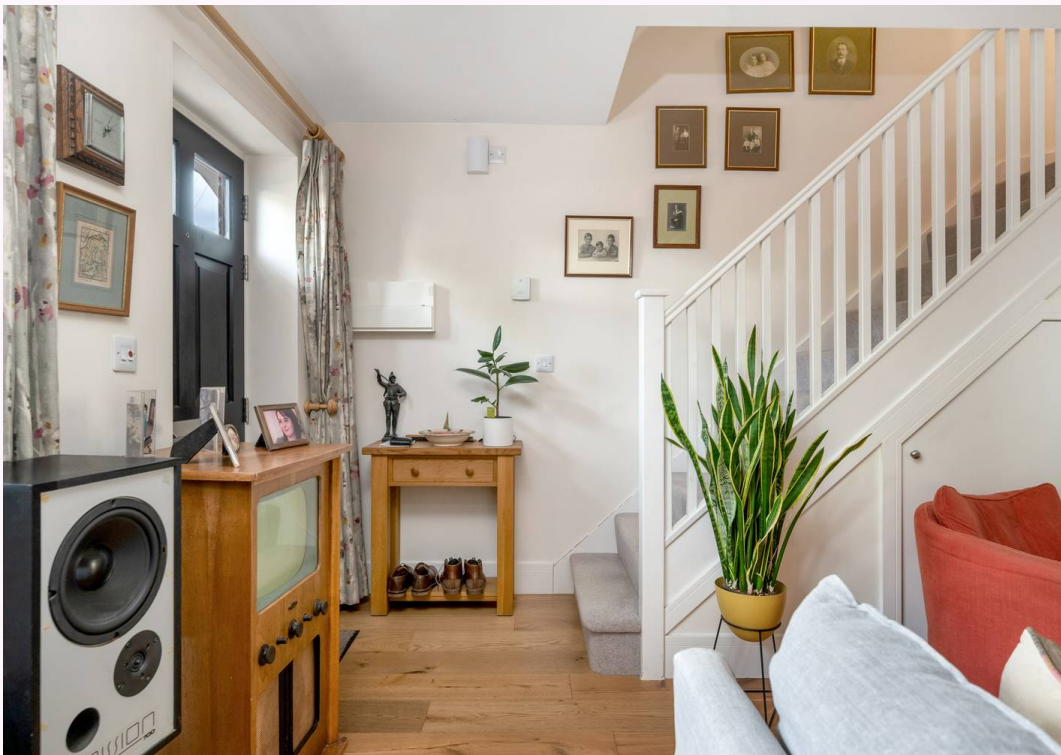


Underfloor heating runs throughout the ground floor, where the living room flows naturally into a generous dining kitchen, with a cloakroom discreetly housed to one side. The kitchen itself has been finished to a high specification, with light grey handleless Lucente units by Blum, soft close storage throughout, and quartz worksurfaces and upstands framing a brushed stainless steel tap and undermount sink. Wide doors to the rear fill the room with natural light and open directly onto the garden, ideal for indoor to outdoor living.

Two further bedrooms sit on the first floor, a spacious double to the rear aspect and a generous single to the front, both served by a family bathroom fitted with a white three piece porcelain suite and distinctive patterned ceramic tiled flooring. The principal bedroom occupies the entire second floor, a genuinely impressive space with a vaulted ceiling and Velux window bringing in plenty of natural light, along with a contemporary en suite featuring a walk in shower, wash hand basin and WC.

Outside, the rear garden is fully enclosed with timber fencing for privacy, offering a good sized and settled space for relaxing and entertaining, with scope for a new owner to personalise it further to their own taste.

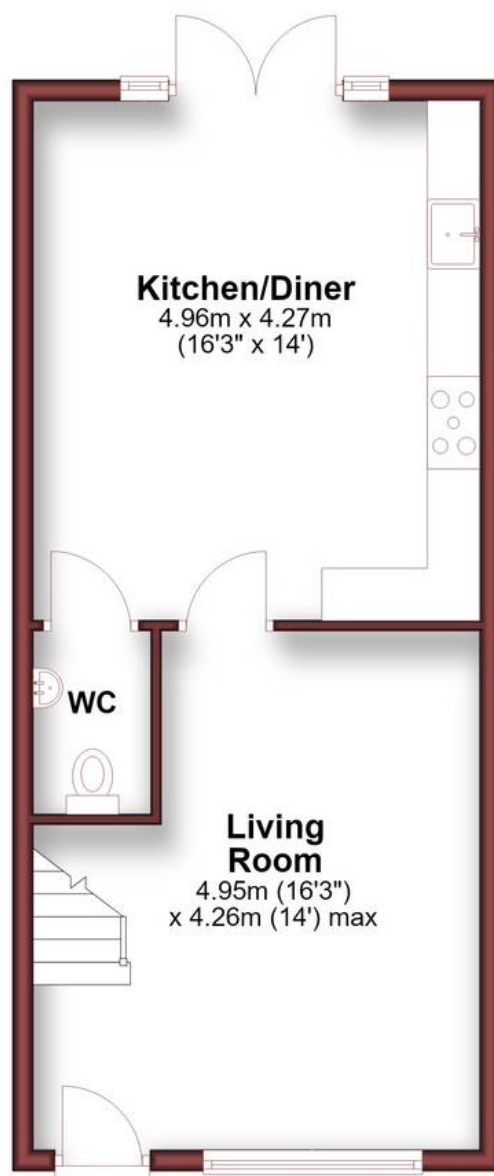
South Knighton remains one of Leicester's most sought after suburbs, prized for its position off the A6 London Road with easy access into Oadby and out towards Market Harborough. Victoria Park is close by for green open space, and South Knighton's own train station offers a straightforward route into the city centre and on to London St Pancras. The mix of period villas and newer, carefully considered developments like this one continues to draw buyers looking for a quieter, leafy setting without losing easy access to the city.





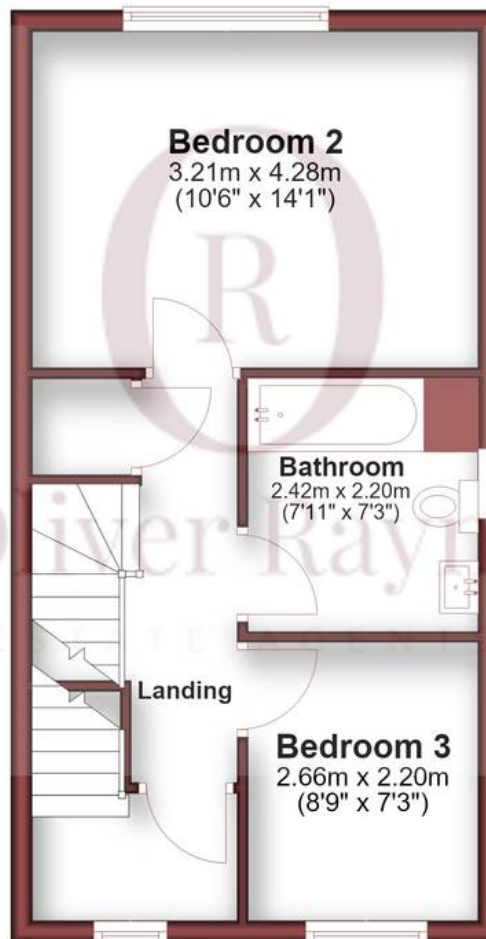
Ground Floor

Approx. 42.7 sq. metres (459.5 sq. feet)



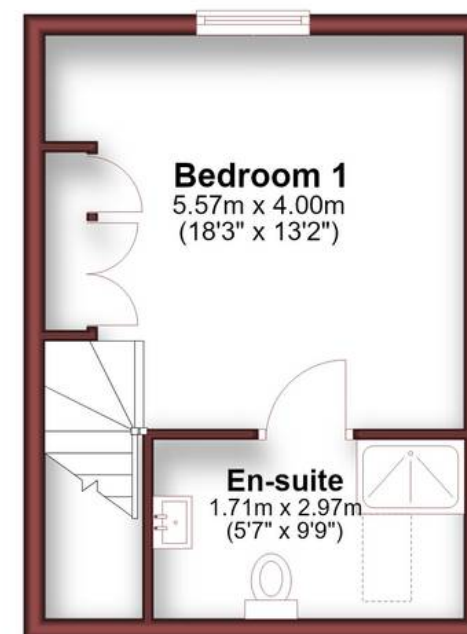
First Floor

Approx. 36.2 sq. metres (390.0 sq. feet)



Second Floor

Approx. 22.3 sq. metres (240.1 sq. feet)



Total area: approx. 101.2 sq. metres (1089.6 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.



Oliver Rayns Estate Agents

Oliver Rayns Ltd, 106 Queens Road - LE2 3FL

01162960940 • info@oliverrayns.com • <http://www.oliverrayns.com/>