

Knighton Church Road, South Knighton

Leicester

Asking Price £575,000

The Property

Set on one of Knighton's most established roads, this handsome bay-fronted 1930s semi offers over 1,700 sq ft, a 25ft open-plan kitchen and a long, beautifully planted rear garden. From the street it's a confident red-brick façade, with white rendered gables, twin bay windows and a glazed front door in a deep blue, set behind a block-paved driveway and mature hedging. Alongside, a garage with double timber doors runs over 21ft deep.

The hallway sets the tone, with warm timber flooring, a picture rail and a staircase finished with an ornate wrought iron scroll balustrade beneath a polished handrail. To the front, the living room opens into a wide bay that draws in excellent natural light, centred on a fireplace with a timber surround. Behind it, the dining room has its own bay, this time with French doors opening straight onto the garden, and a fireplace with a classic white surround. It's a room made for long Sunday lunches.







The heart of the home sits at the back. The kitchen and dining room runs to more than 25ft and has been fitted with glossy white units and marble-effect worktops, with a central island holding the sink and looking out over the garden. A range cooker sits beneath an arched brick canopy with a hanging pot rail, there's space for an American-style fridge freezer, and a slate-effect tiled floor runs throughout. At the far end, a relaxed seating area opens through bi-fold doors onto the decking, so the kitchen and garden work as one through the warmer months. A separate utility room and a ground floor shower room complete this floor.

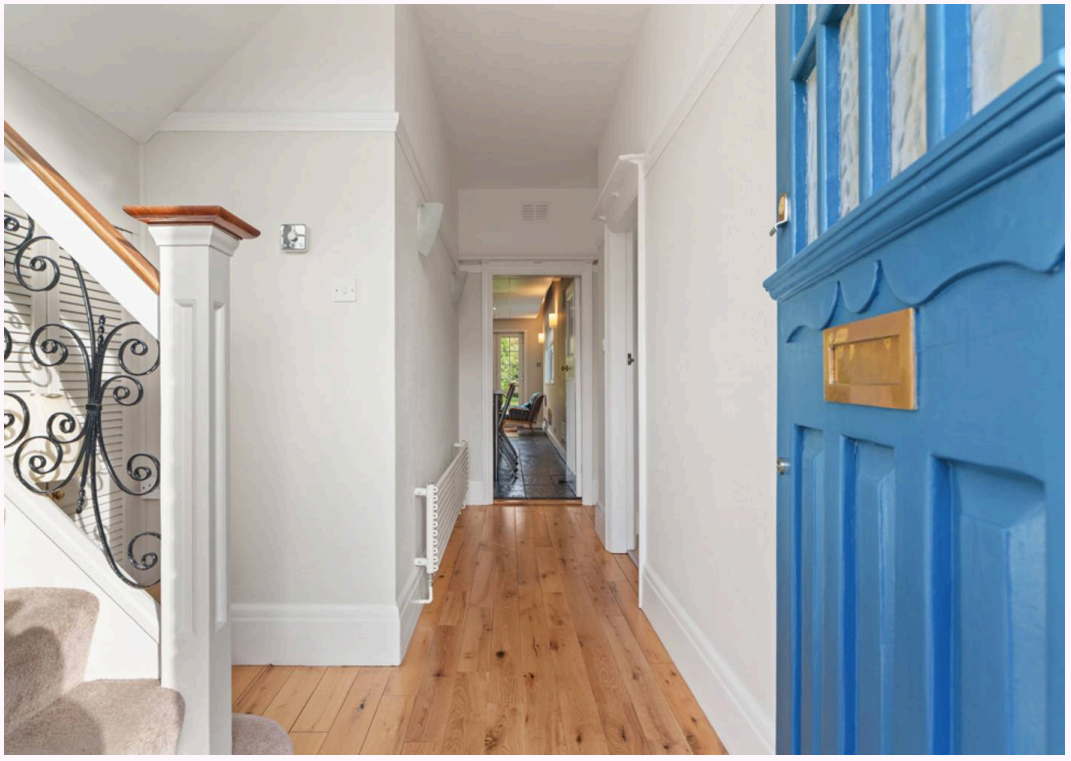
Upstairs, the wrought iron balustrade continues to a bright landing. The front bedroom extends into the bay and has a full wall of fitted wardrobes, while the second double overlooks the garden from its own bay, again with fitted storage. The rear bedroom is a generous, light-filled room with a vaulted ceiling and skylight, and benefits from its own en-suite shower room. A fourth bedroom works equally well as a nursery or home office, and a contemporary shower room with a walk-in enclosure serves the rest of the floor.

The garden is a real strength. A curved composite deck and paved terrace lead onto a long lawn framed by deep, well-stocked borders of established shrubs, acers and trees, giving a lovely sense of privacy and seasonal colour. At the far end, a circular decked seating area makes the most of the setting.

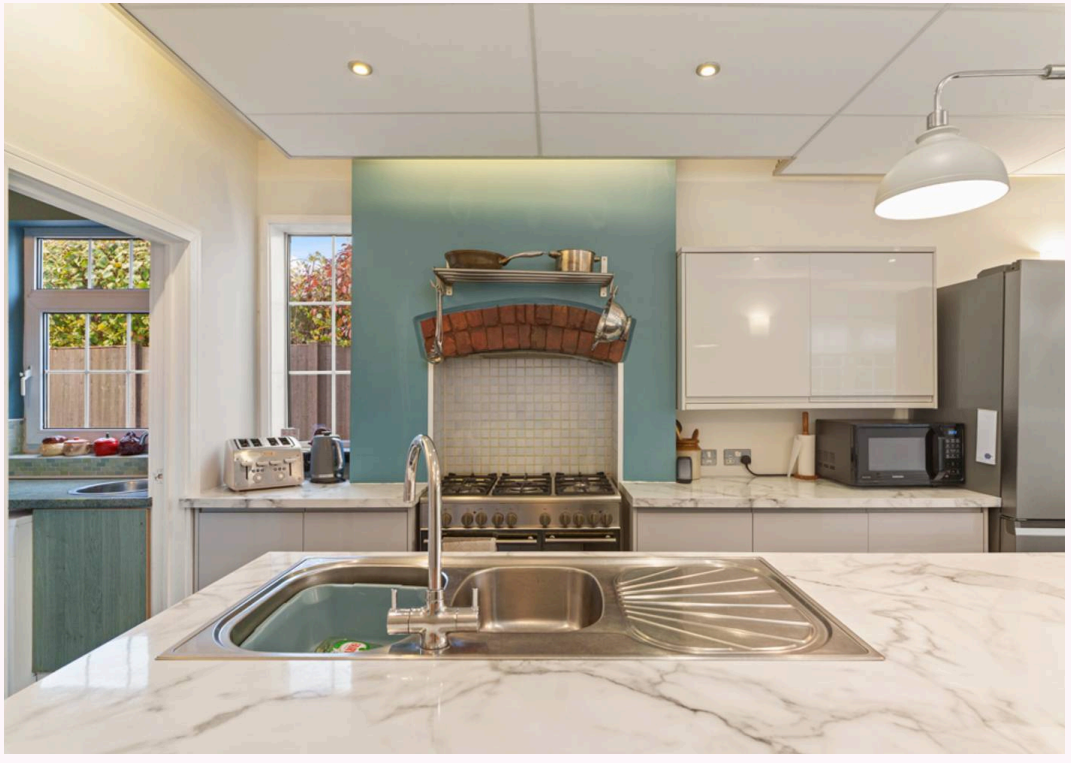
The Location

Knighton Church Road sits between Clarendon Park and South Knighton, with the shops, cafés and restaurants of Queens Road and Allandale Road a short walk away. Knighton Park and Victoria Park are close by, the University of Leicester is easily reached, and the A6 London Road gives straightforward access to Oadby, Stoneygate and Market Harborough. Leicester station is a short drive away, with London St Pancras in a little over an hour. The area is also well served by a choice of popular local schools.













Council Tax band: C

Tenure: Freehold

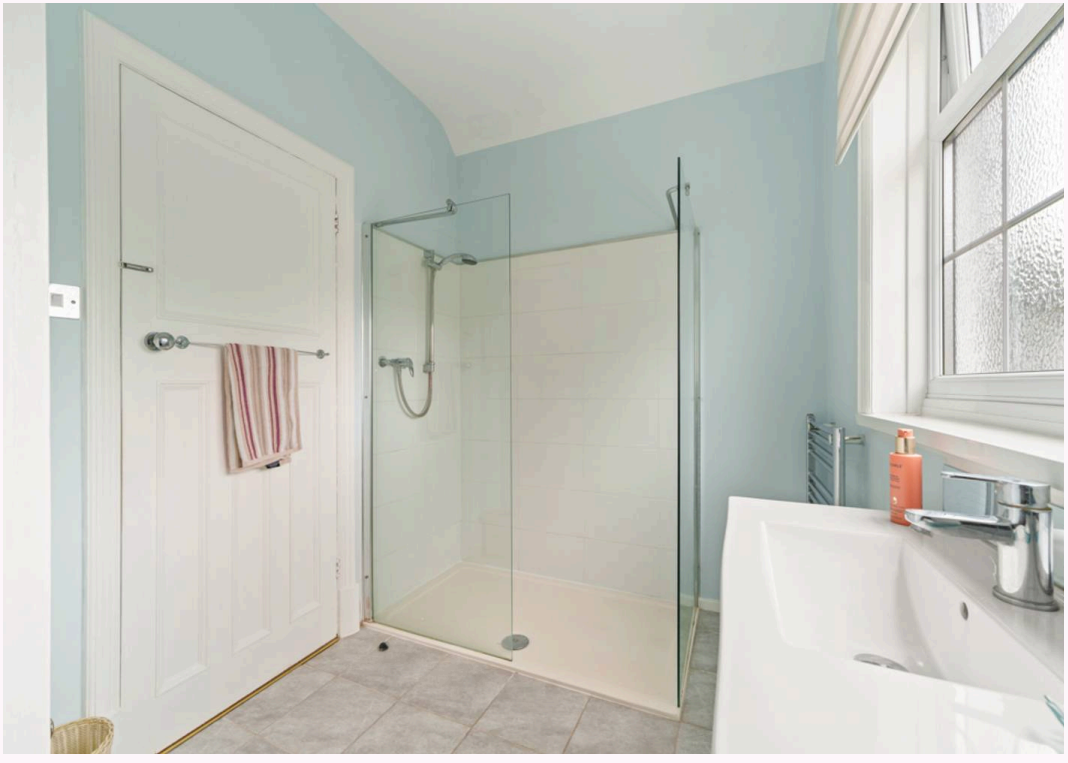
EPC Energy Efficiency Rating: D

- Handsome Bay-Fronted 1930s Semi-Detached Home
- Four Bedrooms, One With En-Suite
- Two Reception Rooms With Bay Windows
- 25ft Open-Plan Kitchen And Dining Room With Bi-Fold Doors
- Utility Room And Ground Floor Shower Room
- Block-Paved Driveway And Garage
- Long, Mature Rear Garden With Decked Terrace
- No Onward Chain



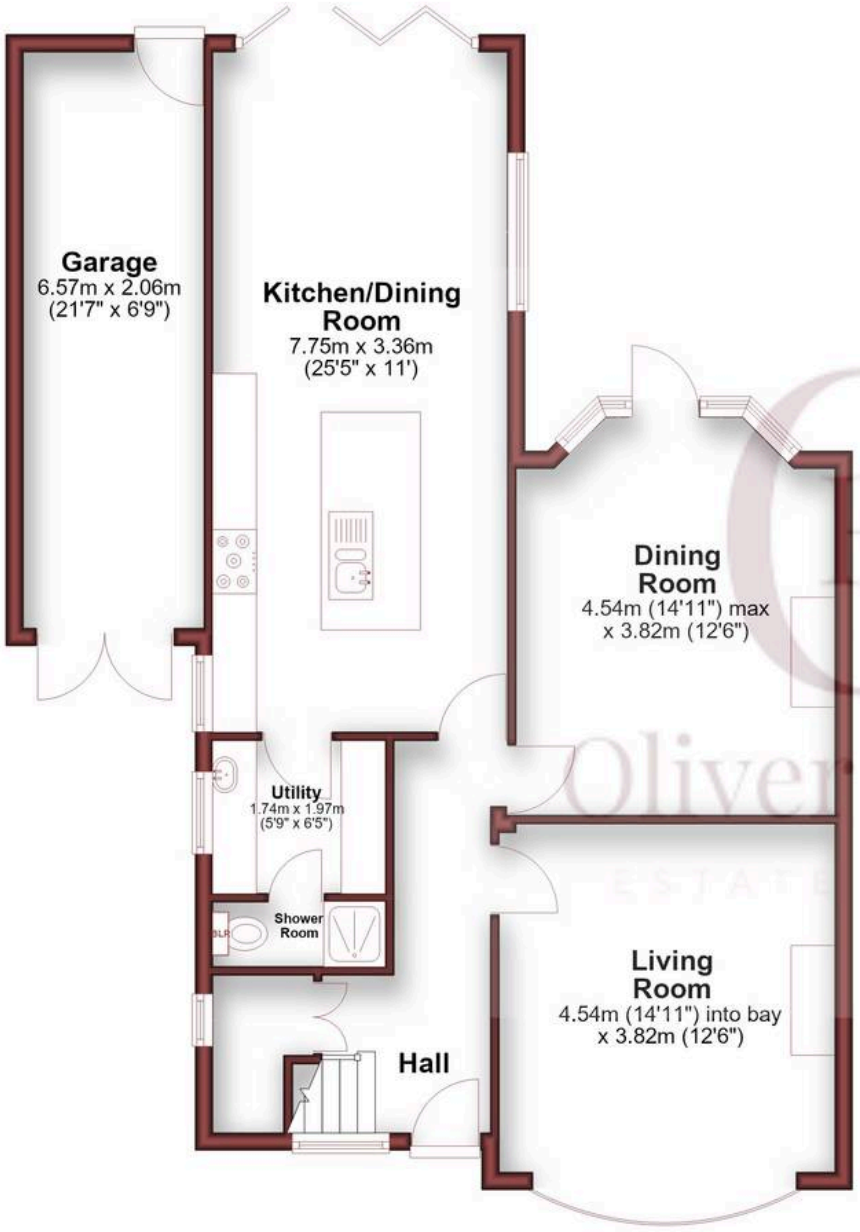






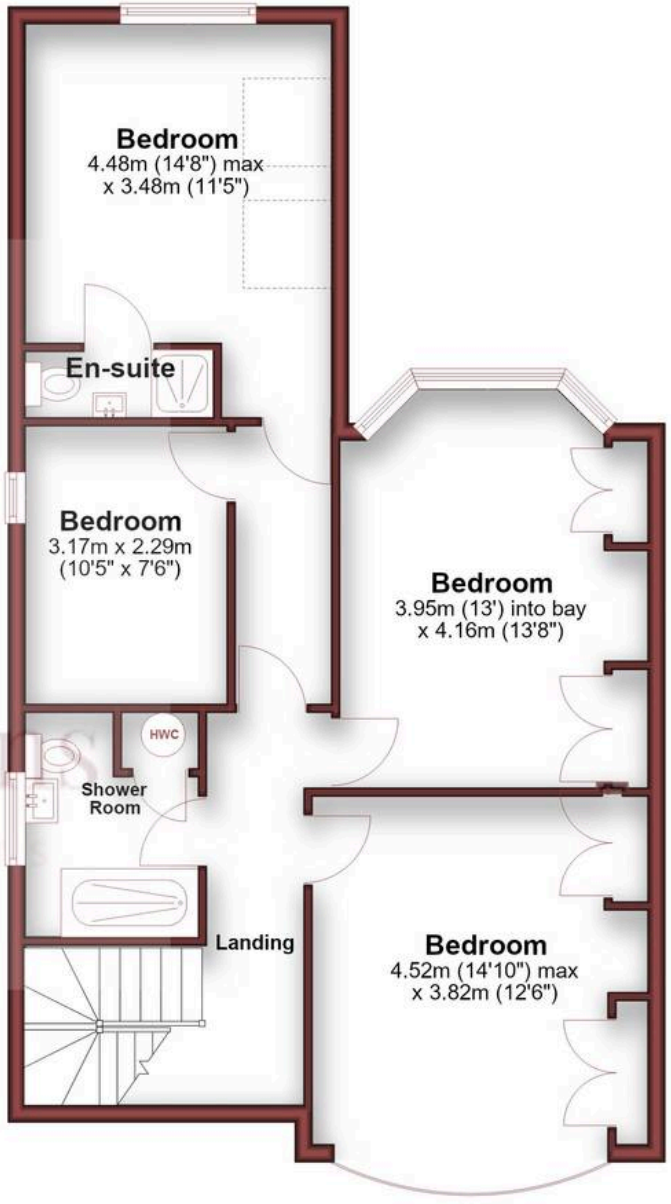
Ground Floor

Approx. 86.5 sq. metres (931.5 sq. feet)



First Floor

Approx. 73.0 sq. metres (785.4 sq. feet)



Total area: approx. 159.5 sq. metres (1716.9 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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