



19 KNIGHTON GRANGE ROAD

OADBY, LEICESTERSHIRE LE2 2LF

GUIDE PRICE: £1,600,000



Located in one of Leicester's most prestigious -after addresses, behind private gates on the leafy Knighton Grange Road, this substantial, detached family home boasts approximately 5,000 square feet of elegant accommodation and occupies a generous plot extending to approximately half an acre.

Location

Knighton Grange Road is renowned for its handsome houses built for the gentry of the Edwardian era. This sought after location offers popular local schooling in both the state and private sectors, niche shopping facilities along Allandale Road and Francis Street, an abundance of sporting, leisure and recreational facilities and the city centre just two miles north, with a wider range of facilities and mainline rail access to London St Pancras in just over one hour.

Accommodation

Double doors lead into a spacious entrance hall, housing a useful shower room and the stairs to the first floor, The ground floor boasts several superb reception rooms comprising sitting, family and dining, plus a well-equipped breakfast kitchen with an excellent range of contemporary white urban gloss eye and base level units and drawers with under unit and inset ceiling lighting, striking red preparation surfaces, breakfast bar space and feature splashbacks, a double bowl sink with mixer tap and window over, integrated appliances, tiled flooring throughout and access to a useful pantry and boot room.

To the first floor, a spacious central landing gives access to the fantastic principal bedroom suite which enjoys views to the front via two windows, an excellent range of built-in wardrobes, cupboards and drawers and an en-suite shower room. Bedroom two also enjoys an en-suite with a corner bath. Two further bedrooms are served by a family bathroom.

The second floor is recently converted to provide a spacious landing giving access to two further generous double bedrooms, each with a dressing area and stylish en-suite.

Outside

The property is approached via a gated driveway providing extensive parking and access to the integral garage which has a versatile space above offering excellent flexibility as a games room or gym, along with additional storage areas.

To the rear of the house are beautifully landscaped gardens with extensive lawns bordered by mature trees and a large patio entertaining area, creating a private and tranquil setting.

SatNav

The property's postcode is LE2 3AD, and the house number is 19.







Tenure: Freehold.

Local Authority: Oadby & Wigston, **Tax Band:** H

Listed Status: None.

Conservation Area: Oadby Hill Top and Meadowcourt

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Unknown.

Construction: Believed to be Standard.

Wayleaves, Rights of Way & Covenants: Yes, see title register.

Flooding issues in the last 5 years: None our Clients are aware of.

Accessibility: Three-storey property, no specific accessibility modifications made.

Planning: Planning Permission & Building Regulations obtained for loft conversion. Latest FENSA Work 21/11/2021.









Knighton Grange Road, Oadby, Leicester, LE2

Approximate Area = 4548 sq ft / 422.5 sq m

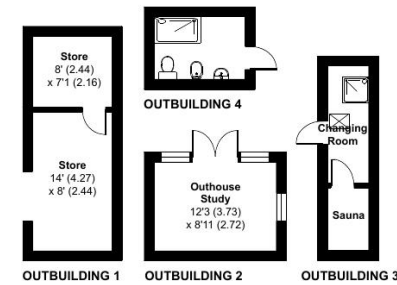
Limited Use Area(s) = 87 sq ft / 8.1 sq m

Garage = 325 sq ft / 30.2 sq m

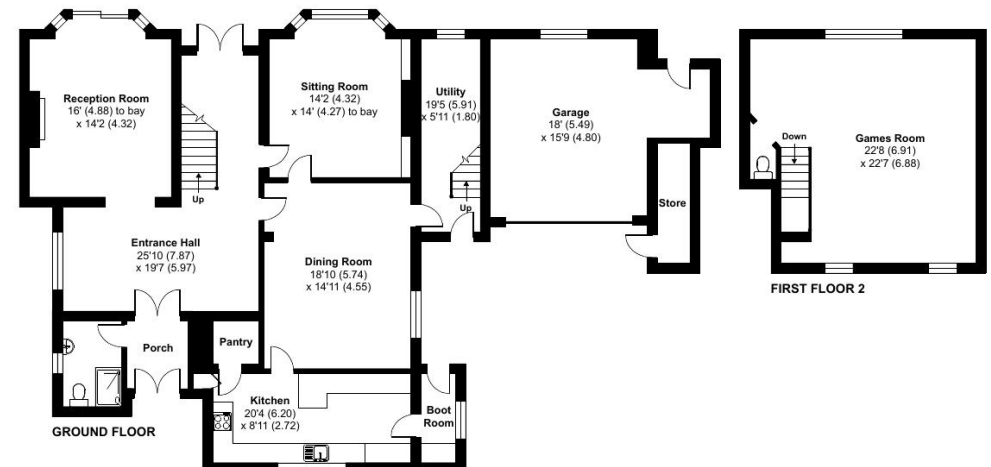
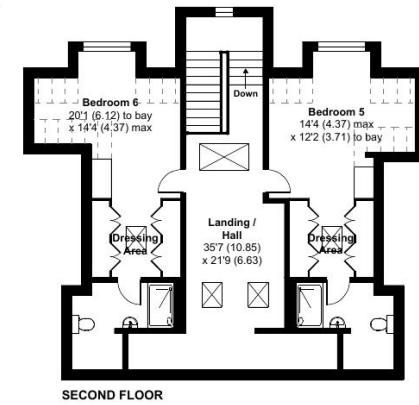
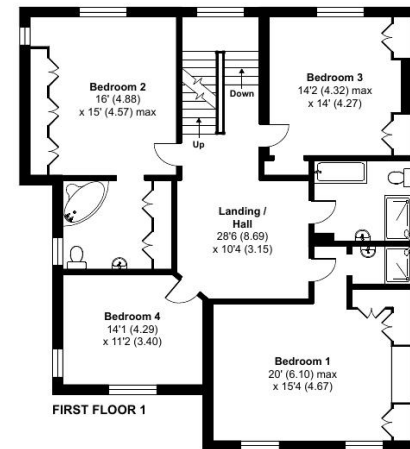
Outbuildings / Store = 461 sq ft / 42.8 sq m

Total = 5421 sq ft / 503.6 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for James Sellicks Estate Agents. REF: 1380919

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

