

# JAMES SELICKS

249 KNIGHTON CHURCH ROAD

SOUTH KNIGHTON  
LEICESTER  
LE2 3JQ

GUIDE PRICE : £600,000



Offered to the market with no onward chain, an attractive four-bedroom Edwardian semi-detached home, ideally positioned on one of the area's most sought-after suburban roads. This charming property combines period character with generous proportions, and is further enhanced by a lawned rear garden, perfect for families and outdoor entertaining.

Entrance hall • sitting room • dining room, open to kitchen • garden room • shower room • four bedrooms • bathroom • driveway • lawned rear gardens • NO CHAIN • EPC - E

#### Location

Located approximately two miles south of the city with its professional quarters and mainline railway station (access to London St Pancras in just over one hour), the property is within walking distance of the Queens Road shopping parade in neighbouring Clarendon Park, offering a good range of boutiques, bars and restaurants. Excellent state and private schooling is within easy reach, along with an abundance of recreational facilities.

#### Accommodation

An elegant entrance hall with beautiful original black and white Minton tiled flooring houses the return staircase to the first floor. The sitting room has a wooden bay window to the front, ceiling coving, picture rail, a feature stone fireplace with open fire, slate hearth and stripped floorboards. The dining room has ceiling coving, a recessed fireplace with slate hearth, stripped floorboards and a glazed and bay window to the rear with a central door leading onto the garden, and is open to the kitchen which has an excellent range of bespoke, wooden eye and base level units with drawers, solid wood preparation surfaces, a four-ring stainless steel hob with Canon oven under, tiled splashback and stainless steel extractor unit above, a stainless steel sink and drainer unit, plumbing for a dishwasher, two windows and a door to the side, understairs cupboard and further built-in storage cupboard. A garden room with wood laminate effect flooring, windows to the rear and a door to the side provides an excellent range of storage cupboards, one housing the gas boiler. A ground floor shower room provides a low flush WC, wash hand basin and a shower cubicle with electric shower.

To the first floor is a landing with a side window. The master bedroom is at the front, with a bay window, picture rail and stripped floorboards. Bedroom two has a bay window to the rear and a picture rail. Bedroom three has ceiling coving, a built-in wardrobe and windows to the rear and side. Bedroom four has a window to the side and a picture rail. The bathroom has a window to the side, a panelled bath with a shower over and glass screen, a low flush WC and pedestal wash hand basin, wood laminate effect flooring and part panelled walls.

#### Outside

To the front of the property is a gravelled frontage with mature shrubs and a driveway providing off street car standing. Gated side access leads to the rear gardens which are mainly laid to lawn with a paved patio entertaining area, slabbed pathways and a variety of mature trees, shrubs and plants.

**Tenure:** Freehold. **Listed Status:** None. **Conservation Area:** None.

**Local Authority:** Leicester City Council, **Tax Band:** E

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

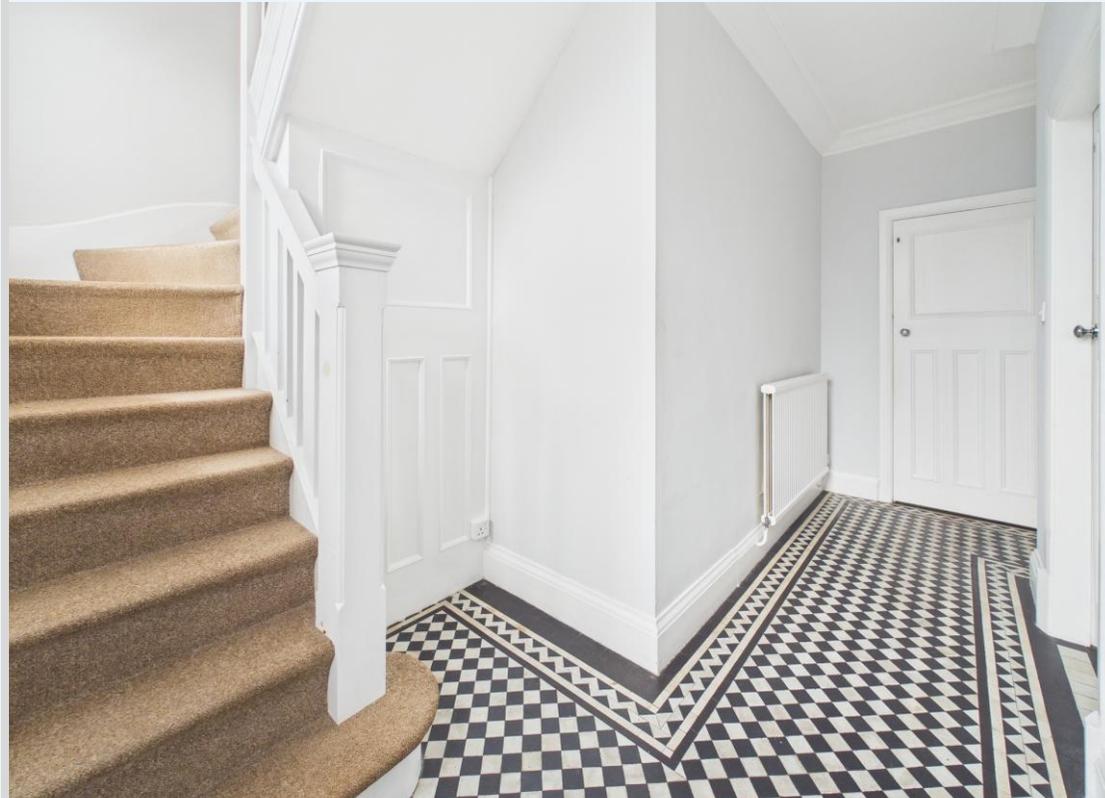
**Broadband delivered to the property:** Unknown.

**Wayleaves, Rights of Way & Covenants:** None our Clients are aware of.

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

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

**Planning issues:** None our Clients are aware of.

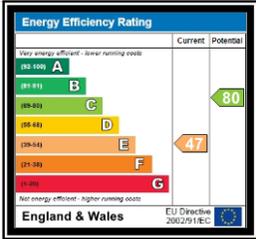












**Shower Room**  
0.76 x 2.14 m  
2'5" x 7'0"

**Garden Room**  
2.26 x 3.36 m  
7'4" x 11'0"

**Kitchen**  
3.23 x 5.76 m  
10'7" x 18'10"

**Dining Room**  
3.17 x 4.27 m  
10'4" x 14'0"

**Hall**  
1.08 x 4.34 m  
3'6" x 14'2"

**Sitting Room**  
3.47 x 4.79 m  
11'4" x 15'8"

**Bedroom Two**  
4.08 x 3.55 m  
13'4" x 11'7"

**Bedroom Four**  
2.38 x 2.72 m  
7'9" x 8'11"

**Bedroom Three**  
3.46 x 4.38 m  
11'4" x 14'4"

**Bathroom**  
1.93 x 2.39 m  
6'4" x 7'10"

**Landing**

**Master Bedroom**  
3.76 x 4.95 m  
12'4" x 16'3"

Floor 1

Floor 2



Approximate total area<sup>(1)</sup>

130.9 m<sup>2</sup>

1410 ft<sup>2</sup>

Reduced headroom

1.2 m<sup>2</sup>

13 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Leicester Office  
56 Granby Street  
Leicester  
LE1 1DH  
0116 2854554  
info@jamesllicks.com

Market Harborough Office  
01858 410008

Oakham Office  
01572 724437

[jamesllicks.com](http://jamesllicks.com)



#### Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

#### 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.

