

JAMES SELICKS

16 Sidney Road

SOUTH KNIGHTON, LEICESTER





16 Sidney Road
South Knighton
Leicester
LE2 3JR

A stunning, bay fronted mid terrace villa, retaining much of its original charm and character including cast iron fireplaces and stripped pine doors, is beautifully presented by the current owners and priced competitively for a quick sale.

Sitting room • dining room • kitchen • two bedrooms • bathroom • front forecourt • three attached brick outbuildings • paved and decked rear seating area • EPC - D

Location

Sidney Road lies just off Elms Road in the heart of South Knighton and provides good access to the city centre and M69 motorway networks, neighbourhood shopping facilities can be found on nearby Knighton Church Road, Queens Road and the fashionable Allandale and Francis Street shopping parades.

Accommodation

The property is entered via a timber front door into the sitting room, with a cast iron fireplace, meter cupboard and a bay window to the front elevation. The dining room has a cast iron fireplace with tiled inserts, stripped floorboards and a sash window to the rear elevation. The kitchen has a good range of cream eye and base level units and drawers, ample preparation surfaces, metro tiled splashbacks, a stainless steel sink and drainer unit with mixer tap over, electric oven with four-ring gas hob and stainless steel canopy extractor over, space and plumbing for an automatic washing machine, inset ceiling spotlights, tiled flooring, a sash window and double glazed door to the side elevation.

To the first floor is a landing. The master bedroom has an overstairs storage cupboard and two sash windows to the front elevation. Bedroom two has a sash window to the rear elevation. The bathroom has a sash window to the rear elevation, houses the built-in airing cupboard and provides a white four piece suite comprising a low flush WC, pedestal wash hand basin, panelled bath and a double shower cubicle.





Outside

To the front of the property is a small forecourt behind a low level brick wall. To the rear of the property are three attached brick built outhouses, gravelled, paved and decked seating areas with a south-facing garden.

Tenure: Freehold

Local Authority: Leicester City Council

Tax Band: B

Satnav Information

16, LE2 3JR





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

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamesselicks.com



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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.

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**Total Approximate Gross Internal Floor Area
796 SQ FT / 74 SQ M**

Measurements are approximate.
Not to scale.
For illustrative purposes only.

