

26 SHIRLEY ROAD
SOUTH KNIGHTON, LEICESTER

JAMES
SELLICKS

SALES LETTINGS SURVEYS MORTGAGES



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26 Shirley Road, South Knighton, Leicester LE2 3LJ

A fantastic, spacious, detached three bedroom family home presented in an immaculate condition by the current owners, located in the heart of South Knighton. The property is thought suitable for extension to a four/five bedroom (subject to the necessary planning).

Porch | entrance hall | sitting room | family room | dining kitchen | utility room | ground floor shower room | three bedrooms | family bathroom | driveway | garage | landscaped private rear gardens | integrated alarm system | uPVC double glazing throughout | underfloor heating to kitchen, utility & breakfast room | EPC – tbc

LOCATION

South Knighton is a popular area with highly regarded schooling (Leicester High School for Girls within walking distance and Leicester Grammar a fifteen minute drive away) an abundance of sporting and leisure facilities, niche shopping at the fashionable Allandale Road/Francis Street and Queens Road shopping parades, and a wider offering within Leicester city centre, with its professional quarters and mainline rail link to London St. Pancras in little over an hour.

ACCOMMODATION

The property is entered via a uPVC double glazed front door into a porch and an original front door with leaded windows either side into the entrance hall, housing the return staircase to the first floor with a large understairs storage cupboard beneath and original oak flooring. The sitting room has a uPVC double glazed leaded bay window to the front, a beautiful feature fireplace with wooden and cast iron surround, granite hearth and an inset gas flame effect fire. The family room has a uPVC double glazed bay window to the rear, ceiling coving and a feature wood fireplace with marble hearth and surround. The dining kitchen has a uPVC double glazed window to the rear and boasts an excellent range of eye and base level units with soft-closing drawers, solid wood preparation surfaces, one and a quarter bowl ceramic sink and drainer unit with chrome mixer tap above, integrated AEG four-ring ceramic hob with splashback, AEG stainless steel extractor hood over and AEG oven under, AEG fridge-freezer and Neff dishwasher, inset ceiling spotlights and tiled flooring,

and is open plan to the dining area which has a vaulted ceiling, a Velux window to the side, tiled flooring and uPVC double glazed French doors and picture windows leading onto the garden. A utility room with solid wood worktops and cupboards provides plumbing for automatic washing machine and tumble dryer, inset ceiling spotlights, tiled flooring and a door giving access to the garage. A ground floor shower room provides a double shower cubicle with electric shower, wash hand basin, low flush WC, heated chrome towel rail, inset ceiling spotlights, part tiled walls and tiled floor.

The first floor landing has a beautiful original stained, leaded picture window to the side. The master bedroom has an excellent range of built-in wardrobes with matching bedside tables and a uPVC double glazed bay window to the rear. Bedroom two has a uPVC double glazed leaded bay window to the front. Bedroom three has a uPVC double glazed leaded bay window to the rear and side, a double shower enclosure, a contemporary bath low flush WC and pedestal wash hand basin, inset ceiling spotlights, part tiled walls and tiled flooring.

OUTSIDE

To the front are brick built walled boundaries leading onto an excellent sized block paved driveway providing car standing for several vehicles and giving access to a good-sized garage with up and over door, power and lights and a door to the utility room. Gated side access leads to the private, beautifully landscaped, rear gardens with raised flagstone patio entertaining areas, a raised walled planter, steps down to a lawn area with a pathway leading to a wooden summerhouse and further patio seating area, beautifully screened by tall hedging, allowing the sun to come through the south-facing garden.

DIRECTIONAL NOTE

Proceed out of Leicester via the A6 London Road in a southerly direction, crossing over the Victoria Park roundabout and the traffic light complex with Knighton Road, eventually taking a right hand turn into Shirley Road, where the property can be located on the left hand side.

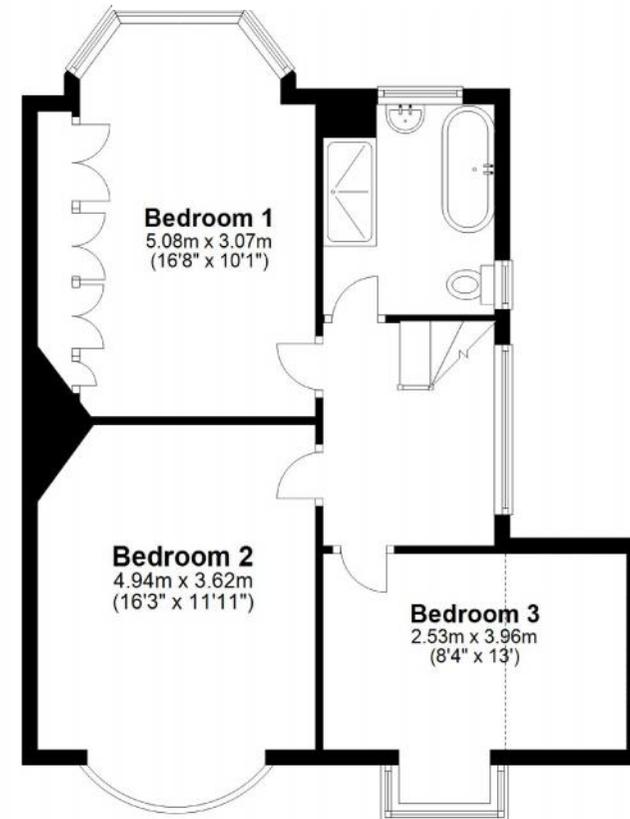
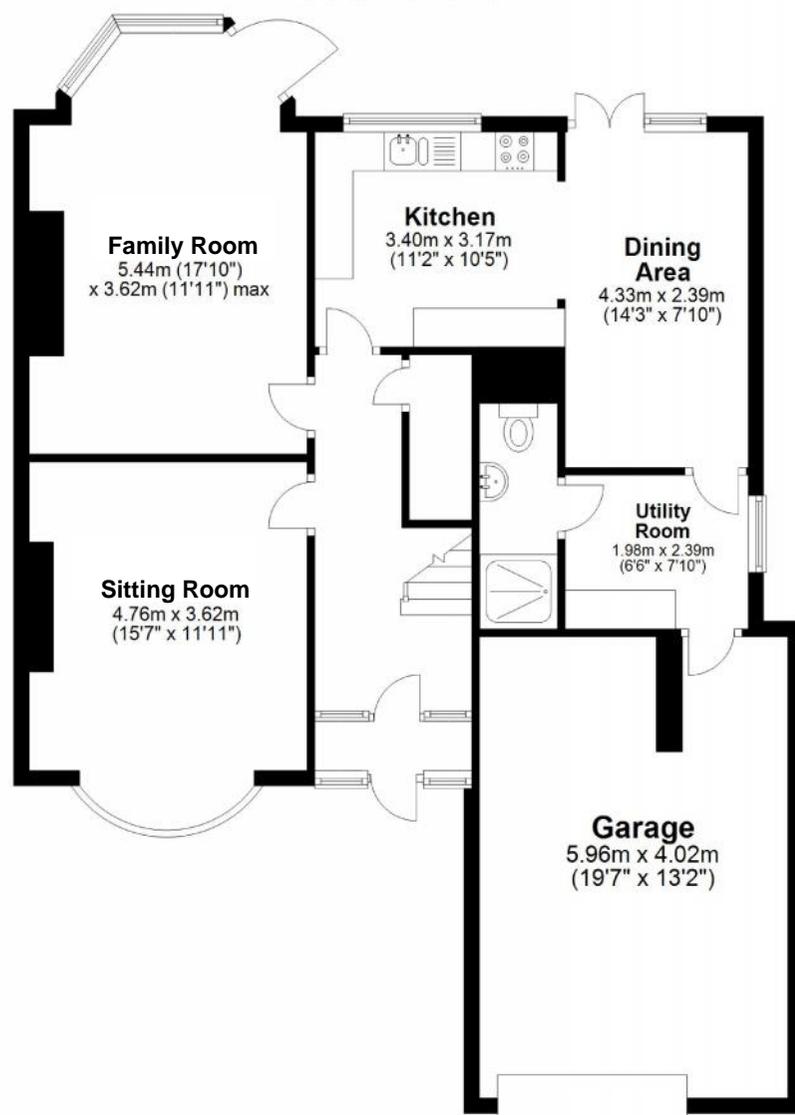




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Total Approximate Gross Internal Floor Area = 1412 SQ FT / 131 SQ M

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





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Measurements 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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