

5 RYDE AVENUE

SOUTH KNIGHTON, LEICESTER



JAMES
SELLICKS

SALES LETTINGS SURVEYS MORTGAGES



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5 Ryde Avenue
South Knighton
Leicester
LE2 3RD

A large and immaculately presented, gas centrally heated and majority wood-framed double glazed, three bedroom semi-detached family home boasting a wealth of character features, in a quiet cul-de-sac location in the fashionable suburb of South Knighton, thought suitable for extension and adaptation (subject to the necessary planning consents).

Entrance hall | sitting room | dining room | breakfast kitchen | three generous bedrooms | family bathroom | driveway | garage | superb south-facing rear garden | EPC - D

LOCATION

Ryde Avenue is located in South Knighton, renowned for its quality of housing stock. Local shopping can be found in the nearby village of Oadby, along Stoneygates Francis Street/Allandale Road shopping parades and in neighbouring Clarendon Park along Queens Road. There are many recreational facilities within the area including tennis, swimming and golf, excellent popular state and private schooling within walking distance of the property, and Leicester city centre with its professional quarters and mainline railway station is approximately two miles to the north.

ACCOMMODATION

The property is entered via an original wood and glazed door leading into the entrance hall with a built-in corner cupboard and a window to the side elevation, housing the stairs to the first floor with a useful understairs storage cupboard beneath. The sitting room has a walk-in bay window to the front elevation with a curved radiator beneath, a feature open fireplace with limestone surround and raised hearth, picture rail, ornate ceiling coving and rose. The dining room which has double glazed windows and a door to the rear elevation, a feature open fireplace with decorative fire surround, granite inset and hearth, picture rail, ornate ceiling coving and rose and double doors into the sitting room. The breakfast kitchen boasts a fantastic range of contemporary freestanding cupboards and drawers with beech preparation surfaces, double stainless steel sink and drainer unit with mixer tap over, metro tiled splashbacks, a gas cooker point and stainless steel range cooker with stainless steel chimney style extractor hood over, washing machine and fridge, further ample white appliance space, quarry tiled flooring, ceiling coving and inset ceiling spotlights, doors to the front of the property and the garage, a double glazed walk-in bay and further double glazed window, both overlooking the rear garden.





The first floor landing which has a double glazed window to the side elevation, picture rail and loft access (potential for conversion to further bedroom and ensuite, subject to the necessary planning consents). The master bedroom has a double glazed window overlooking the rear garden and picture rail.

Bedroom two has a double glazed walk-in bay window to the front elevation with a curved radiator beneath and picture rail. Bedroom three enjoys a dual aspect with double glazed windows to the front and side elevations and a picture rail. The accommodation is completed by the family bathroom, having a double glazed window to the rear elevation and a Victorian style three piece suite comprising a panelled bath with mixer taps and shower attachment, pedestal wash hand basin and a high flush WC, extractor fan, part tiled walls and tiled flooring.



OUTSIDE

To the front of the property is a block paved driveway providing off street car standing and giving access to the garage with twin timber doors, power and lights, window and door to the rear garden and loft access (potential for conversion to accommodation, subject to the necessary planning consents). To the rear of the property are the superb, south-facing mature gardens with shaped lawns and several patio entertaining areas, mature trees, shrubs and hedging.

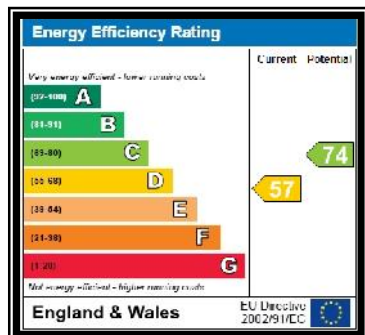
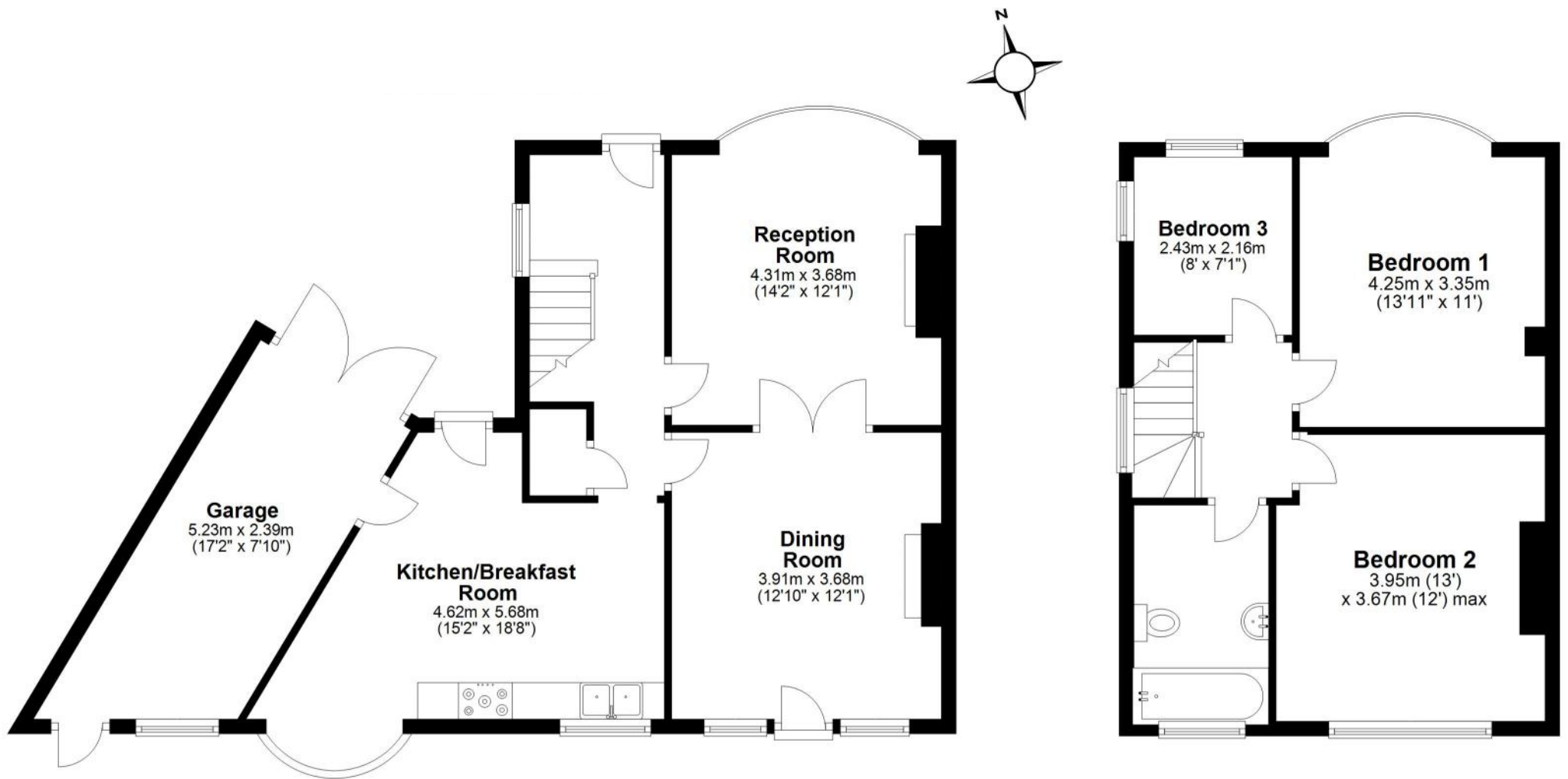
DIRECTIONAL NOTE

Proceed out of Leicester via the A6 London Road in a southerly direction crossing over the Victoria Park roundabout. Continue out of Leicester eventually taking the last right hand turn just before the A6 Racecourse roundabout into Shanklin Drive, turning right onto Ventnor Road and then bearing left onto Ryde Avenue where the property can be located at the head of the cul-de-sac on the left hand side.



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Total Approximate Gross Internal Floor Area = 1097 SQ FT / 106 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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