

8 THE ORCHARD

KNIGHTON CHURCH ROAD, SOUTH KNIGHTON, LEICESTER



JAMES
SELICKS

SALES LETTINGS SURVEYS MORTGAGES



8 The Orchard

72 Knighton Church Road
South Knighton
Leicester LE2 3JH

A stunning, recently constructed six bedroom, three bathroom detached south facing family home located on a quiet, executive cul-de-sac just off Knighton Church Road.

Gas central heating | double glazing | security alarm system | underfloor heating to ground floor | open canopy porch | entrance hall | large dual aspect sitting room | study | spacious living kitchen | utility room | ground floor cloakroom | four first floor double bedrooms | en-suite | further family bathroom | two second floor double bedrooms | shower room | landscaped front gardens | multiple vehicle driveway | large garage with first floor space for potential home office | lawned rear gardens | EPC – B

LOCATION

The fashionable suburb of South Knighton is located approximately two miles south of the city centre, providing good access to the professional quarters and mainline railway station. The Queens Road shopping parade in neighbouring Clarendon Park is within easy walking distance and offers a good range of boutiques, bars and restaurants as well as a post office. Excellent state and private schooling is within easy reach, with an abundance of recreational facilities including tennis and golf.

ACCOMMODATION

The property is entered via an open canopy porch and a double glazed front door with windows to side leading into the formal elegant entrance hall, having tiled flooring and housing the stairs to first floor with oak handrail and useful understairs storage cupboard beneath. The spacious dual aspect sitting room has an Inglenook chimney breast recess with sandstone hearth and oak mantle, housing a cast iron log burner. A wide double glazed window overlooking the front garden and south-facing French doors to the rear elevation. A study with tiled flooring enjoys a double glazed window to the front elevation.

The light and spacious living kitchen boasts an excellent range of stylish eye and base level units with soft-closing drawers and doors, a glazed dresser, ample quartz preparation surfaces, a generous undermounted sink with adjoining quarter bowl swan neck mixer tap over, Bosch integrated appliances throughout including a double oven, five-ring stainless steel gas hob with glass splashback and matching stainless steel canopy extractor over, fridge and dishwasher, plumbing for an American style fridge-freezer, crisp limestone effect tiled flooring throughout, a huge double glazed bay window overlooking the garden, south-facing French doors leading to the patio. A utility room provides a range of matching base level units, quartz worktops, an undermounted stainless steel sink with swan neck mixer tap, tiled flooring, plumbing for automatic washing machine and space for dryer, Baxi wall mounted boiler, double glazed window to the front and part glazed door to the side. A spacious ground floor cloakroom includes white low flush WC and pedestal wash hand basin and space for the future installation of a shower cubicle, or large storage cupboard, chrome heated towel rail and tiled heated floor.





To the first floor a galleried landing houses the stairs to the second floor and gives access to the four double bedrooms. The master bedroom has a double glazed window overlooking the front garden and an en-suite bathroom with a white four piece suite comprising low flush WC, pedestal wash hand basin, bath and shower cubicle with fixed and flexible shower heads, chrome heated towel rail, heated tiled flooring, a useful walk-in airing cupboard, further eaves storage, and a double glazed Velux window. Bedroom two has a double glazed window to the front. Bedroom three has a double glazed window to the rear. Bedroom four has a double glazed window to the rear. The family bathroom has a white four piece suite comprising low flush WC, pedestal wash hand basin, panelled bath and a shower cubicle with fixed and flexible shower heads, chrome heated towel rail, heated tiled floor and a double glazed window to the rear.

To the second floor is a wide galleried landing with space for a desk/work station and a double glazed Velux window to the rear; it provides access to two large double bedrooms. Bedroom five has two double glazed Velux windows to the rear. Bedroom six has two double glazed Velux windows to the rear. A shower room provides a white three piece suite comprising low flush WC, pedestal wash hand basin and a shower cubicle with fixed and flexible shower heads, chrome heated towel rail, heated tiled flooring and a double glazed Velux window to the rear.

OUTSIDE

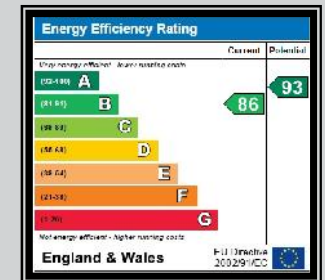
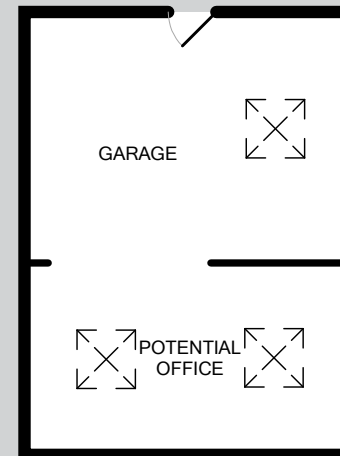
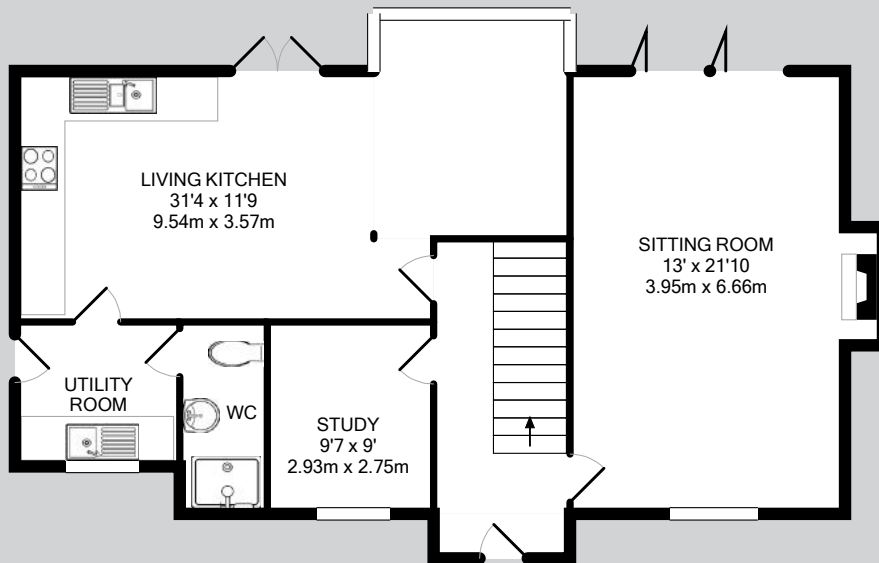
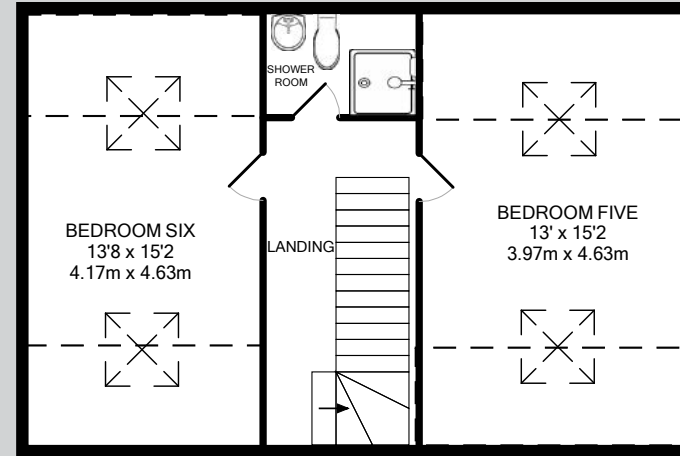
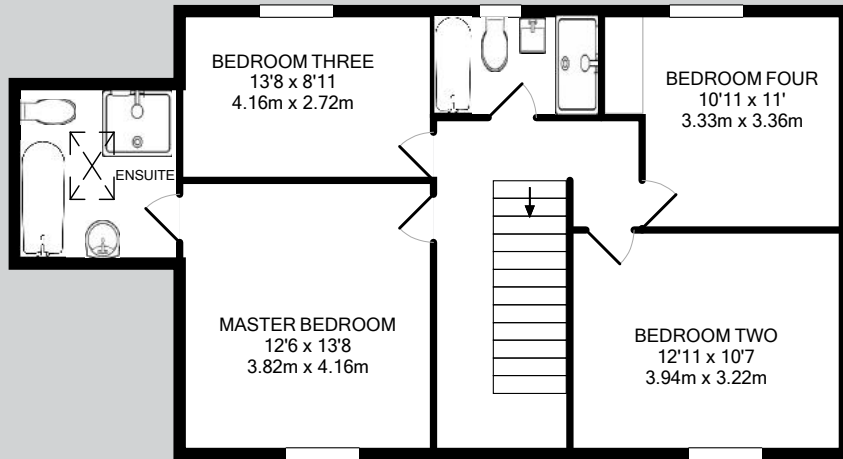
To the front of the property are landscaped and planted gardens, a block paved driveway providing ample parking for multiple vehicles additional gravelled parking and storage areas. There is a large garage with electric up and over door, constructed of brick cavity insulated walls, load bearing boarded first floor loft space with three Velux windows. Ideal for conversion to home office/gym/playroom or further accommodation (subject to the necessary planning consents). To the rear of the property is a south facing landscaped garden with sandstone patio entertaining area including outside lights and power point, lawned gardens with planted borders and tall fencing to all boundaries, side access gates either side.

DIRECTIONAL NOTE

Proceed out of Leicester via the A6 London Road in a southerly direction, eventually taking a right hand turn at the traffic light complex into Knighton Road. Turn left onto Carisbrooke Road and left again onto Knighton Church Road where the entrance to The Orchard can be found a little way along on the right hand side. Once on The Orchard, turn right at the first house where number eight can be located, as indicated by our "For Sale" sign.







8 The Orchard, 72 Knighton Church Road, South Knighton, Leicester LE2
3JH

Total Approximate Gross Internal Floor Area = 2424 SQ FT / 225 SQ M



JAMES SELICKS

www.jamesselicks.com

Leicester Office
56 Granby Street
Leicester LE1 1DG
0116 2854 554
info@jamesselicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437



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 other.
- 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, 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.

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.

SALES LETTINGS SURVEYS MORTGAGES