

GAYTON
HOLBROOK ROAD
SOUTH KNIGHTON

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15 Holbrook Road

South Knighton
Leicester
LE2 3LG

A stunning, meticulously maintained and presented Edwardian family home providing stylish, light and beautifully proportioned accommodation throughout with five double bedrooms and two bathrooms. Located on this quiet, tree-lined and highly regarded road in the heart of South Knighton, this charming property is one of the finest Edwardian properties to come to the market in recent times, and is offered with the Agent's highest recommendation.

Recessed porch | entrance vestibule | ground floor bathroom | two elegant reception rooms | dining room/third reception room | kitchen | garden room/fourth reception room | cellar | five first floor double bedrooms | family bathroom | separate WC | large loft (ripe for conversion, subject to planning) | front courtyard garden | attractive lawned rear garden | EPC - E

LOCATION

South Knighton is renowned for its quality of housing stock and ease of access to the city centre, with its professional quarters and mainline railway station offering access to London St Pancras in just over an hour. Local day-to-day shopping can be found at Queens Road within neighbouring Clarendon Park and Stoneygate's fashionable Allandale Road/Francis Street shopping parades. Excellent recreational facilities and outstanding schooling can also be found in the area.

ACCOMMODATION

The property is entered via a recessed porch with brass threshold, quarry tiled flooring and an original stained and leaded part glazed front door with stained and leaded windows to side and above leading into a beautiful entrance vestibule enjoying full height murals to both walls and a glazed inner door with windows to side and above leading into the reception hall, with ceiling coving and a picture rail, housing the staircase to the first floor. The front reception room has a sash window to the front, a polished cast iron fireplace with tiled inserts, painted surround and slate hearth, ceiling coving, picture rail and a feature double bay window to the side. The ground floor bathroom provides a four piece suite comprising a low flush WC, a wash hand basin on a marble plinth with cupboards beneath, a rolltop freestanding bath on claw feet with central taps and a Victorian style shower attachment over and a separate shower enclosure with fixed and flexible shower heads, panelled walls, an airing cupboard housing the Worcester Bosch boiler, ceiling coving, high level picture rail/shelving, oak flooring and a sash window to the side. The stunning rear reception room enjoys three sash windows to the side and rear, a polished cast iron fireplace with tiled inserts, painted surround and a tiled hearth, glazed display and storage cupboards built-in to the chimneybreast recess, ceiling coving, picture rail, dado rail and a walk-in nook with French doors leading out onto the side garden patio area. A step leads down from the hallway into a dining/third reception room, having glazed display and storage cupboards built-in to the chimneybreast recess, a sash window to the side and access to the cellar.





The kitchen boasts a range of cream fronted, Shaker style eye and base level units and drawers, glazed display cupboards, under unit lighting, solid wood preparation surfaces, a ceramic Belfast sink with chrome mixer tap above, tiled splashbacks, an Aga set into a tiled Inglenook, plumbing for automatic dishwasher, ceiling spotlights, tiled flooring and a sash window to the side elevation. The garden room/fourth reception room provides further eye and base level units, plumbing for an automatic washing machine with shelf over, a ceramic Belfast sink with beech blockwood preparation surface above, further built-in full height and low level storage cupboards, quarry tiled flooring, ceiling spotlights, four double glazed sash windows to the side, double glazed French doors leading onto the rear garden and access to a boarded loft space accessed via pull down ladders.

A half landing gives access to bedroom three, with a fitted wardrobe, further built-in cupboard and a sash window to the rear. The family bathroom has an inset wash hand basin set into a granite vanity top with cupboards and drawers beneath, mirror and lights over, a bath with telephone style shower attachment over, ceiling spotlights, part panelled walls and a sash window to the side. A separate WC with part panelled walls, a ceiling spotlight and sash window to the side. The large first floor landing has a picture rail and an excellent range of original built-in cupboards. Bedroom two has a picture rail and three sash windows to the side and rear. Bedroom four has built-in cupboards, fitted shelving to one wall and a sash window to the side.



Bedroom five has inset spotlights and a sash bay window to the front. The master bedroom has ceiling coving, picture and dado rails, a cast iron fireplace surround, sash window and further sash bay window to front. The property benefits from a large loft space, thought suitable to create further accommodation to this already sizeable property, if required (subject to the necessary planning permission).

OUTSIDE

The house has an attractive gravelled and planted courtyard frontage behind low level iron railings with a personal gate and a quarry tiled path to the door. Gated side access leads to a delightful paved patio entertaining area and gravelled pathway with railway sleeper edges and attractive planting, leading to beautifully landscaped west-facing gardens with a lawned area, a further gravelled seating area, planted borders, a timber shed, further wooden summerhouse and walled boundaries.

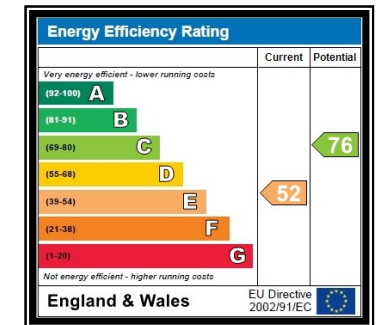
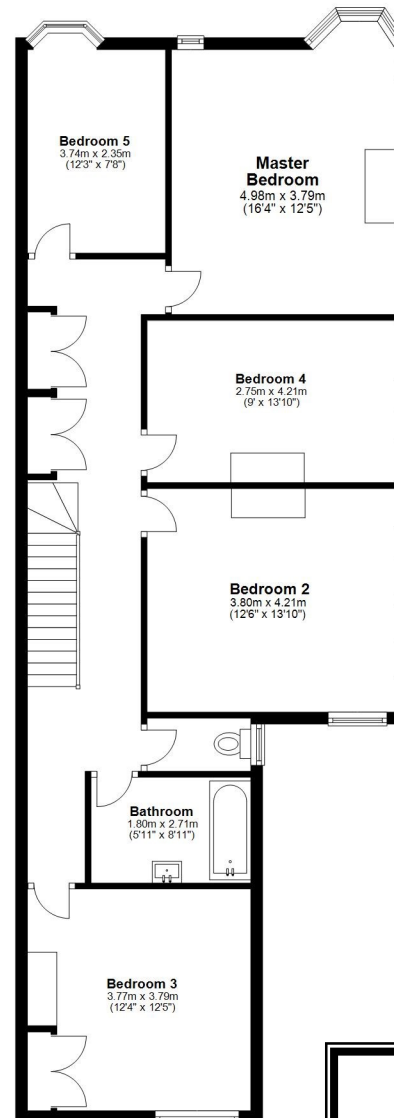
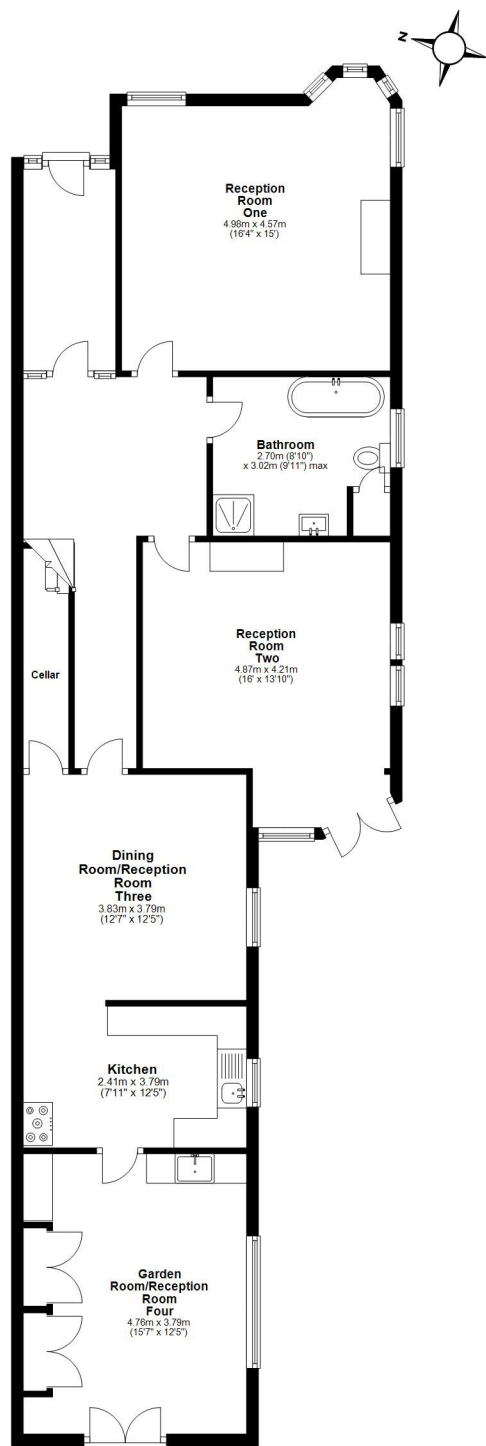
DIRECTIONAL NOTE

Proceed out of Leicester via the A6 London Road in a southerly direction, passing over the Victoria Park roundabout and eventually taking a right hand turn into Holbrook Road, where the property can be located on the right hand side.





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15 Holbrook Road, South Knighton, Leicester LE2 3LG

Total Approximate Gross Internal Floor Area
2264 SQ FT / 210 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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