



St. Johns Road
Stoneygate, Leicester



Oliver Rayns
ESTATE AGENTS

A stunning newly built detached family home on the sought after St Johns Road in Stoneygate. The three storey architecturally designed home offers contemporary modern living and features superb finishes throughout including a handcrafted kitchen and master bedroom suite.



- Brand New Contemporary House
- Set Over Three Stories
- Contemporary Living Kitchen
- Four Double Bedrooms
- Master Bedroom with Dressing and En-Suite
- Off Road Parking
- 10 Year Warranty
- Landscaped Garden
- Sought After Location
- Modern Design







Property

A contemporary front door into the storm porch leads to a secondary secure door which gives access to the entrance hall, with stairs leading to the first floor and tiled WC with wash hand basin, flowing into the living room to the front and dining kitchen to the rear. Three large windows to the front of the property provide an abundance of natural light into the living room, ideal for families and entertaining.

To the rear of the property, the generous dining kitchen features luxury vinyl flooring by Karndean leading to stunning full width aluminium double glazed bifolding doors, opening out onto the garden. An array of contemporary wall and base units with cupboard and drawer storage solutions by ECF, a local bespoke kitchen supplier, are met with a stone work surface incorporating integrated appliances. A family friendly central island with matching units and work surface encompasses a hob and additional storage and preparation space. The flat roof above the dining area features a large skylight offering additional natural light.

To the first floor are three generous bedrooms, each tastefully decorated with a modern colour palette and matching carpeting, sharing a contemporary family bathroom carefully chosen by an interior designer boasting a freestanding bath, wash hand basin, and WC.

Rising again to the second floor a small landing provides access to a storage cupboard and the delightful master bedroom, boasting a striking feature angular window along with two further windows and a stylish shower ensuite with an oversized walk in shower, wash hand basin, and WC.

Outside

The front of the property, with decorative shrubbery, offers a paved driveway for car standing leading to the front door. A mature evergreen hedge provides privacy from the neighbouring properties to the left.

A landscaped rear garden provides the ideal space for relaxing and features a decking area directly outside the bifolding doors leading to steps down to the lawn. Further privacy is provided by the timber fencing surround.

Location

The property is situated in the highly sought after area of Stonegate, one and a half miles from the City Centre.

Offering a comprehensive range of local amenities including the nearby supermarkets, Leicestershire Golf Club and Leicester Lawn Tennis Club. Within walking distance are the ever-popular Allandale Road and Queens Road shopping parades which offer a wide variety of independent shops and boutiques. Leicester City Centre is situated a 10 minute drive away providing a broad selection of eateries and shopping opportunities including the award-winning Highcross Shopping Centre.

There is a wide selection of independent and state schooling in the area including the Leicester High School within walking distance and the Leicester Grammar School in Great Glen just a 20 minute drive away.

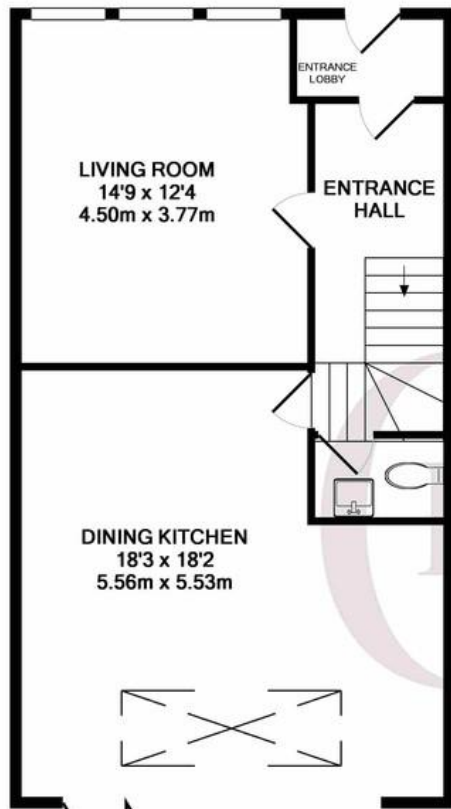
Access links to the area are excellent with the A6 London Road offering convenient access to the Leicester mainline train station which provides services to London St Pancras in a little over an hour, Birmingham New Street station in under 40 minutes and Nottingham in 30 minutes.

The University of Leicester and Leicester Royal Infirmary are only a short walk/drive away.

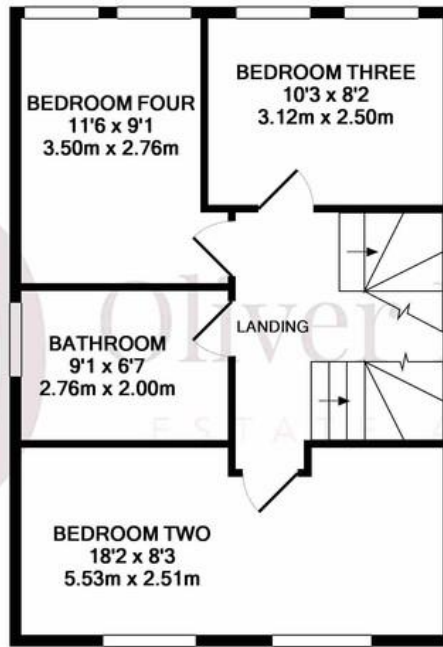
Viewings and Directions

Currently under construction with completion due in early Autumn - we are taking early enquiries for further information.

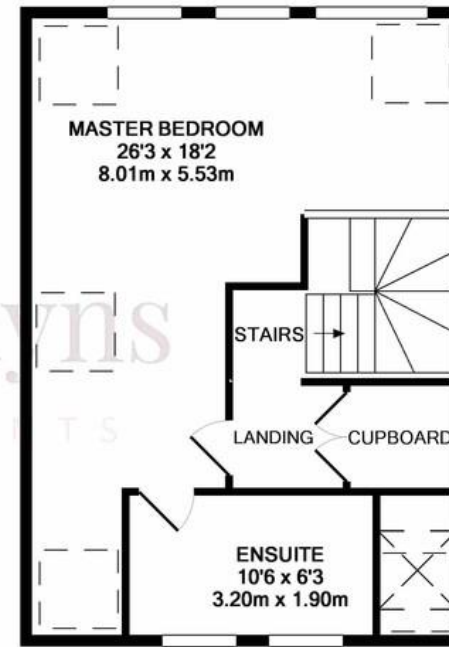
Postcode for Sat Nav: LE2 2BL



GROUND FLOOR
APPROX. FLOOR
AREA 599 SQ.FT.
(55.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 477 SQ.FT.
(44.3 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 477 SQ.FT.
(44.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1552 SQ.FT. (144.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2019

Disclaimer: The Particulars are issued on the understanding that all negotiations are conducted through Oliver Rayns who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. All measurements are approximate.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.