

**Avenue Road**  
**Stoneygate, Leicester, LE2**

Asking Price: £375,000



**Oliver Rayns**  
ESTATE AGENTS



FOR SALE

Oliver  
Estate Agents

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- 1970's Semi Detached Home
- Opportunity For Extension STPP
- Hidden Within A Cul-De-Sac
- Open Plan Kitchen Dining
- Large Driveway
- Three Good Sized Bedrooms
- Highly Desirable Stoneygate Location
- Newly Installed Boiler
- Private Rear Garden
- Excellent Access Links To Universities And Hospitals

A well-presented three bedroom semi-detached home situated on Avenue Road in Stoneygate, featuring generous living space, driveway and a private rear garden.

A central entrance hall provides a clear division between the principal ground floor rooms. The hallway, finished with tiled flooring and featuring a staircase rising to the first floor, offers practical space for coats and footwear. Partially glazed double doors lead into a substantial living room, which spans the full width of the property. This inviting space is centred around an ornate fireplace and benefits from abundant natural light through glazed sliding doors opening onto the rear garden.

To the opposite side of the hall, the kitchen and dining area are combined to create a sociable, open-plan environment ideal for family living. The kitchen is fitted with a range of cream wall and base units, offering versatile storage, complemented by a timber-effect rolled-edge work surface incorporating a stainless steel sink and drainer. A recess is provided for a freestanding cooker. The property also benefits from a newly installed boiler, enhancing its energy efficiency and comfort.

Upstairs, the property offers three well-proportioned bedrooms. The master bedroom extends the full length of the house on one side, while two further bedrooms are positioned opposite, separated by a galleried landing. The contemporary family bathroom features a panelled bath with shower over, a wash hand basin, and a WC.

This charming property boasts a spacious block-paved driveway providing ample off road parking.

A side alleyway offers access to both the rear garden and the front entrance. The garden enjoys complete privacy, enclosed by mature trees and timber fencing. Predominantly laid to lawn with well-stocked flowerbed borders, the garden extends generously in length. A timber shed is positioned at the rear on a hardstanding base

This home is situated on Avenue Road on the border of Stoneygate and Clarendon Park, lying two miles south of the City of Leicester. Nearby is the ever-popular Queens Road shopping parade which offers a wide variety of independent shops, boutiques, restaurants, and coffee establishments. The area also boasts an abundance of recreational facilities including Victoria Park, and the renowned Leicestershire Golf Club and Leicester Lawn Tennis Club. Within walking distance there are provisions for both independent and state schooling for all ages.

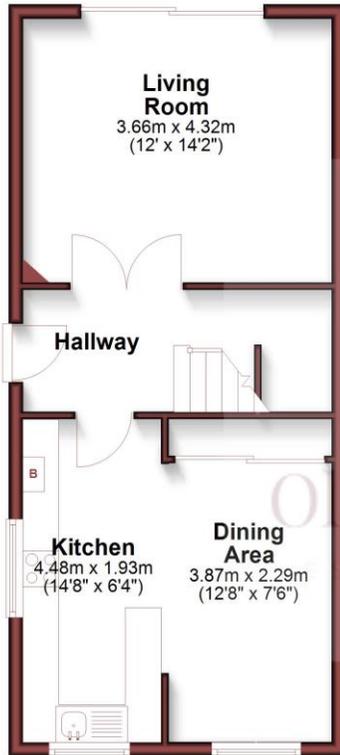
Access links to the area are excellent with the A6 London Road offering convenient access to the Leicester Mainline train station providing services to London St Pancras in a little over an hour, Birmingham New Street station in under 40 minutes and Nottingham in 30 minutes.





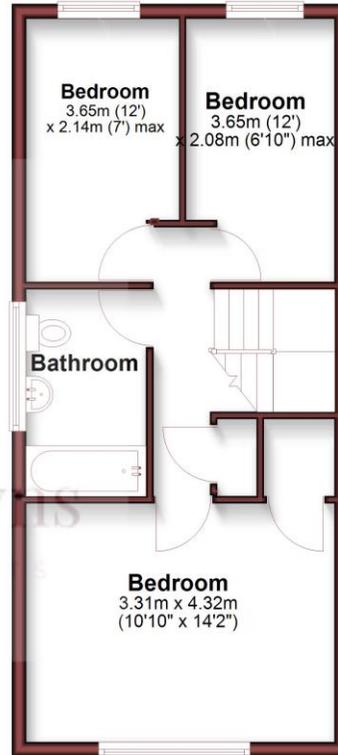
### Ground Floor

Approx. 43.4 sq. metres (466.9 sq. feet)



### First Floor

Approx. 43.4 sq. metres (466.9 sq. feet)



Total area: approx. 86.7 sq. metres (933.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustration purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All measurements include garages and outbuildings.  
Plan produced using PlanUp.





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