

# Holmfield Road

Stoneygate, Leicester, LE2 1SE

Asking Price: £625,000



Oliver Rayns  
ESTATE AGENTS







- Semi Detached Edwardian Home
- Refurbished And Redesigned Throughout
- Extensive Living Space
- Scope For Extension STPP
- Landscaped South Facing Rear Garden
- Garage And Driveway
- Four Double Bedrooms
- Contemporary Bathroom Suite
- Highly Desirable Stoneygate Location
- Wealth Of Period Features

Nestled in the tranquil and sought-after suburb of Stoneygate, this remarkable property has undergone a comprehensive refurbishment, showcasing a harmonious blend of period charm and contemporary luxury. Welcomed by a generous frontage and bay windows flooding the interiors with natural light, the home boasts an array of original features including a vibrant tiled hall floor, wood doors, and exquisite fireplaces, seamlessly integrated with modern accents. Immediately in front of the property is an easy-to-maintain garden with an established hedge on the left, while a block paved driveway provides off-road parking and leads to the garage with an up-and-over door as well as a door at the rear

A traditional part-glazed door invites you into the delightful hall with a stained glass window facing the stairs, which features a carved wood balustrade. On the left is the living room with its bay window overlooking the front garden. As you walk into the room, your eye is drawn to the spectacular cast iron fireplace with classic tiled fascia and an ornate wood surround. Adjacent to the stairs is the charming double-aspect sitting room with a solid wood floor, an open cast iron fireplace, also with tiled fascia and striking wood surround, while French doors lead out into the rear garden. This room opens out into the cosy snug, which is also accessed from the hall. Central to the room is a log burner that sits within a brick fireplace on a raised tiled hearth. Next to the fireplace is the utility room and the unique part-tiled cloakroom with a wood floor, low-level WC, wall-mounted wash hand basin and a pine-fronted cupboard.



A standout feature of this property is the redesigned double-aspect kitchen/dining room with a spectacular vaulted, beamed ceiling with skylights and French doors into the garden, which will inspire the chef in you. There is an extensive range of Shaker style wall, base and drawer units in elegant grey and white with wood effect composite work surfaces and upstands. A Stoves range cooker with tiled splashback provides a double oven and grill with a gas hob and a concealed extractor hood above. An inset Belfast sink has a modern Quooker-style tap. Integrated appliances include a fridge/freezer and dishwasher, while the central island has breakfast bar seating and ample storage. Stairs from the hall lead you to the first floor landing, two double bedrooms and the family bathroom. The simply outstanding principal bedroom has been uniquely designed by the current owners and incorporates a freestanding clawfoot bathtub sitting on a wood floor with a freestanding tall mixer tap, which is adjacent to a classically styled cast iron fireplace with a pretty tiled heart and fascia, set in a wood surround with mantel and shelf. The other part of the bedroom has a large walk in wardrobe that has plentiful light coming in. The second bedroom at the front of the property has a deep bay window, allowing light to pour into the room, with a charming cast iron fireplace sitting in a wood surround on a colourful tiled hearth with tiled fascia. The impressive bathroom is fully tiled with a white suite comprising a deep bath with tiled panel with an intriguing and unique tap feature. A circular wash hand basin sits atop a drawer unit and opposite is a double-length shower cubicle with glass screen, and there is a low-level WC. A further set of stairs take you up to the second floor and two further bedrooms. The fourth bedroom overlooks the front, which has a walk-in wardrobe and a delightful, decorative cast iron fireplace. The third bedroom looks out over the garden and has a good-sized open-fronted cupboard.

A particular feature of this spectacular home is the south-facing rear garden. From the front and adjacent to the garage is a tall wood door that opens into the side access, the driveway has access for three vehicles.









Total area: approx. 237.8 sq. metres (2559.1 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 PlanItUp.





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