

Stoneygate Road

Stoneygate, Leicester, LE2 2AB

Asking Price: £750,000



Oliver Rayns
ESTATE AGENTS



- Driveway For Three Vehicles
- Prestigious Stonegate Location
- Renovation By Renowned Tippetts & Brooks
- Wealth Of Period Features
- Accommodation Over Three Storeys Plus Cellar
- Five Double Bedrooms
- Three Designer Bathrooms
- Exemplary Victorian Villa
- Handcrafted Kitchen With Range Cooker
- Highly Private And Landscaped Garden

This fine Victorian villa was carefully constructed in 1896 by the renowned architects Stockdale Harrison whose timeless and classic designs are found throughout Stonegate and Leicester city centre. The accommodation underwent a comprehensive programme of works in 2014, led by the renowned, locally based Tippetts & Brooks Developments. Craftsmanship of the highest calibre has ensured that the high specification fixtures and fittings are matched by the overall finish. Care has been taken to retain and restore period features which are juxtaposed against the contemporary decoration. Almost all of the timber framed windows have been sympathetically modernised to provide the benefit of double glazing while preserving the original aesthetic.

A quaint front door with an arched transom window above grants access into the bright and airy entrance hall, complete with period inspired flooring. The accommodation is arranged over three storeys plus a large cellar with the potential to convert into an everyday usage room. The dual aspect living room sits to the left hand side and has been elegantly styled with half height wall panelling sitting below the dado rail with a modern block colour extending up to the crisp white decorative coving to the ceiling.

The original and ornate central ceiling rose serves as another reminder of this property's rich Victorian heritage while engineered timber flooring with insulation below, flowing through into the dining room and kitchen, adds a touch of modern comfort.

A log burner has been installed in the living room while the original fireplace embellishes the similarly styled dining room which enjoys plenty of natural light thanks to its shallow bay window to the front aspect. Arguably the focal point for modern families is the extended breakfast kitchen positioned to the rear.

The truly bespoke cabinets were handcrafted at the designers' nearby workshop with the base units being topped with a solid timber work surface and backed with metrobrick tiling. A matching island encompasses a family friendly breakfast bar as well as a double, stainless steel sink. Integrated appliances include a large Range cooker and dishwasher while the utility room offers space for both a washing machine and tumble dryer.

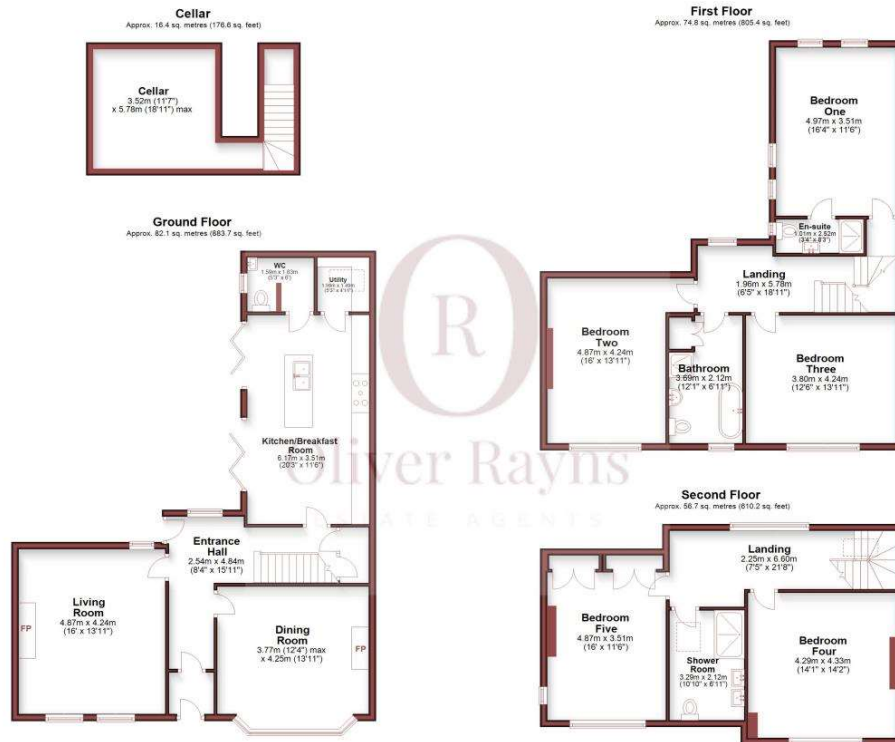
Multiple dining spaces offer versatility for growing and blended families, whilst bifolding doors extend the entertaining space out into the well established garden and illuminate the room with natural light to complement the inset chrome spotlights and pendant lights. The grand staircase in the entrance hallway, with runner carpet, rises to the galleried first floor landing above. Three double bedrooms are found on this floor, each with ample space for freestanding furniture be it for bedrooms, a home office, or something else to suit individual requirements.

The master bedroom enjoys views over the leafy garden and benefits from a shower ensuite with a metrobrick tiled enclosure, wash hand basin, WC, and chrome heated towel rail. The remaining bedrooms have access to the luxurious family bathroom which is fitted with a freestanding roll top bath, separate shower cubicle, wash hand basin, and WC. Rising again, two further double bedrooms are found on the second floor. Each spacious bedroom shares use of the designer shower room which comprises an oversized walk in shower, contemporary twin wash hand basins, and a WC.









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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Oliver Rayns
 106 Queens Road
 Clarendon Park, Leicester, LE2 3FL
 T: 01162 960 940
 E: info@oliverrayns.com
 www.oliverrayns.com

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

