

Stoneygate Road

Stoneygate, Leicester, LE2 2AD

Offers Over: £425,000



Oliver Rayns
ESTATE AGENTS



48

- Deceptively Spacious Four Bedroom Home
- Done To A High Specification Throughout
- Driveway For Three Vehicles
- No Onward Chain
- Open Plan Living
- Set Over Three Floors
- Bespoke Style Kitchen
- Private Rear Garden With Mature Fruit Trees
- Close To Local Amenities/ Schools/ Transport Links/ Motorways.
- Sought After Location Of Stoneygate

This four bedroom semi-detached house in Stoneygate's sought after conservation area has been fully renovated throughout by the current owner, blending original Edwardian character with modern updates for the perfect family home.

With instant kerb appeal and being set back from the main road, a cobbled stone driveway offers off road parking for three vehicles where you will find a further array of fruit trees, two of which are apple trees and one plum tree. Offered with no onward chain and offering extensive floor space over three floors, having been extended at the rear, the property has a neutral but contemporary colour palette with superb wood flooring and bifold doors.

Entry is through a wide entrance hall with carpeted stairs to the first floor ahead of you. Stunning original leaded light windows adorn the front aspect while beautiful engineered wood flooring extends from the hall into the front reception room and tiled kitchen/dining room.

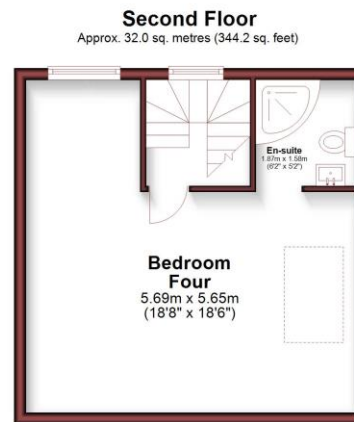
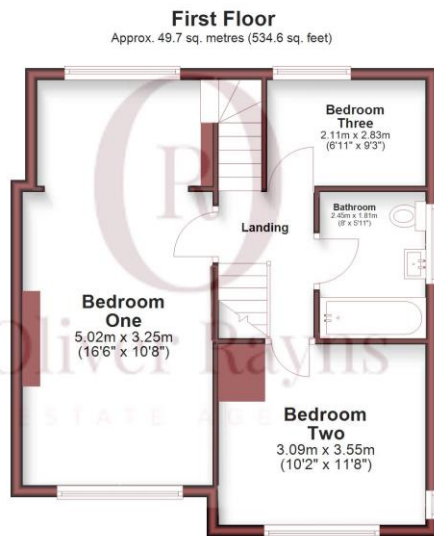
The bright and airy principal reception room, which is on the left of the property, is double aspect and complemented with bi-fold doors that provide an influx of natural light into the space. An open archway guides you into the outstanding kitchen/dining room that runs the full depth of the downstairs. Beautifully crafted and with impeccable attention to detail, a large Rangemaster six-ring stove with a extractor hood takes a centre stage. There is an extensive range of eye-level wall and base units, ample wooden work surfaces with a deep inset sink looking out over the side window, integrated storage with a separate pantry as well as space for a large freestanding fridge freezer alongside an integrated dishwasher and washing machine. Double-glazed aluminium bi-fold doors at the rear display views over the landscaped garden, welcoming the outside in.

A first-floor galleried landing with exposed oak frames opens to three well-appointed bedrooms and a grey, tiled three-piece family bathroom incorporating a shower over the bath and glass shower screen. The largest bedroom is double-aspect and boasts a beautifully restored and original wooden framed window to the front aspect overlooking Stoneygate Road as well as ample space for freestanding furniture, and a window to the rear. Innovatively extended upwards, the principal bedroom on the second floor makes the most of Velux skylights, which brighten the space through natural light flooding into the room and offer unspoilt skyline views. To complete the second floor is a stylish white three-piece en-suite with a Jacuzzi-style bathtub with a handheld shower attachment. Outside, a delightful and deceptively spacious rear garden, which is bordered by wood fence panels and is enriched by mature trees; specifically a large pear tree that provides soft, dappled light and shade through summer. A separate seating area is positioned on the far left side of the garden and is perfect for family gatherings.

Offered for sale with no onward chain, we would encourage early viewing to truly appreciate the wonderful charm and character of the property. Conveniently located and providing easy access to nearby Allandale Road and Queens Road with its comprehensive array of independent bars, shops and boutique restaurants and family parks. Additionally, it is located just a short distance from Leicester General Hospital and Leicester Royal Infirmary, as well as an excellent range of both private and state schools. Leicester and De Montfort universities are also within easy reach, and the M1 and M69 motorways are accessible within approximately 8 miles





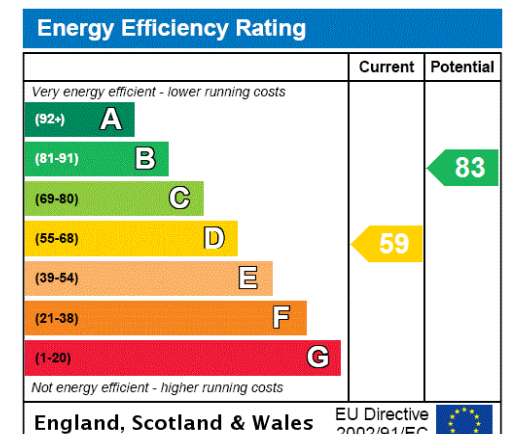


Total area: approx. 131.4 sq. metres (1414.5 sq. feet)

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.





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.

