

**Stoneygate Road**  
**Stoneygate, Leicester, LE2 2AB**

Offers Over: £700,000









- Family Home Built In 1897
- Designed By A Renowned Architect
- Family Living Over Four Floors
- Five Spacious Bedrooms
- Two Generous Reception Rooms
- Driveway For Three Vehicles
- Courtyard Style Garden
- No Onward Chain
- Characterful Throughout
- Sought After Location Of Stoneygate

In 1896 renowned architect Stockdale Harrison designed a group of townhouses on Stoneygate Road. Owned by local professional and business families, these grand houses represented the epitome of late Victorian elegance with a very distinctive Arts & Crafts influence.



The current owners have thoughtfully refurbished this magnificent, detached house; a rarity in this residential road, creating a wonderfully stylish blend: retaining an abundance of original features with modern facilities. Offering light and versatile space over four floors: three storeys plus a large cellar, this tall and gracious property features stunning original windows with leaded light glazing, high ceilings, gorgeous herringbone, floors, traditional wood doors, carved wood stair balustrades and banisters with curved upward flowing lines, luxury bathrooms, five spacious double bedrooms, an outstanding kitchen/breakfast room, a sun room, off-road parking and a pretty, easily maintained and peaceful garden.

Approaching the notable front door with a beautiful stained glass window and arched transom window and portico above, you step into the porch. Another door, complete with decorative leaded light windows opens into the generous reception hall with its herringbone Karndean floor, through an impressive archway to the stairs beyond. The flooring continues through to the rear of the property.

On the right is the grand living room with a deep bay window that showcases the room. Currently used as a treatment room, sitting centrally is an attractive fireplace with a coal-effect gas fire sitting on a tiled hearth and a carved wood surround, while on either side are subtly lit alcoves with shelving and cupboards. The ceiling rose is original.

Further down the hall, is the dining room that overlooks the garden through an impressive window. The room retains the original wooden fire surround. An inner hall opens to a cloakroom with a traditionally styled white two-piece suite and a boxed in whole-house water filter. Off the hall is a door to the outside with original stained glass windows, and access to the kitchen/breakfast room, which has been extended. The magnificent double-aspect kitchen/breakfast room has a fabulous stone floor with underfloor heating and an extensive range of eye-level wall and base units with black marble work surfaces and colourful part-tiled walls above. Below the window is a Butler sink with a mixer tap while the Rangemaster has twin ovens and a gas hob, with an extractor hood above. As well as an integrated dishwasher and washing machine, there is space for a fridge/freezer while the central island incorporates further storage space. A charming sunroom at the rear, remodelled by Tippetts & Brooks Development in 2015 provides Velux windows within a pitched, tiled and insulated new roof with wood panelling on three sides. Bespoke fitted cupboards along one wall, one of which houses a tumble dryer, provide generous storage. Sliding doors lead to the peaceful garden.

The stunning turned staircase rises to an airy, split-level first-floor galleried landing with a beautifully designed window that opens to views over Bradgate Park. The landing below this opens to three well-appointed double bedrooms, the family bathroom and a large airing cupboard. The principal bedroom suite with elegant windows, and bespoke Rutland shutters, has leaded work which casts wonderful early evening shadows across the room. There is an en-suite shower room with a Victorian white two-piece suite and large walk-in tiled shower.

Bedroom two, on the second floor, features a Victorian fireplace a wonderful window, a polished dark wood floor, bespoke fitted wardrobes and an ensuite shower room. Bedrooms three and four, both of a generous size, look out over the garden at the back. The fully tiled luxury family bathroom has underfloor heating and a Villeroy & Bosch three-piece white suite with a heated towel rail and a walk-in shower cubicle with Aquasil shower.

The garden can be glimpsed from bedroom five at the end of the corridor beyond the family bathroom. A cupboard houses a Worcester boiler (with a full service history) and a generous Joule cylinder tank. A turned staircase with an impressive leaded light window leads to a second-floor galleried landing with a storage cupboard.

Outside, this outstanding detached Victorian house features a peaceful and easily maintained paved rear garden bound by brick walls. Perfect for potted plants, it has a delightful seating area, raised borders and an array of mature shrubs and trees. At the front of the house, the tarmac driveway offers ample off-road parking, a benefit in this area, with a mature hedge and superb cherry plum tree on the left.







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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

