

**Morland Avenue
Leicester, LE2 2PF**

Asking Price: £845,000



Oliver Rayns
ESTATE AGENTS



- Stunning Detached Family Home
- Five Double Bedrooms
- Integrated Kitchen Appliances
- Two Family Bathrooms
- South Facing Landscaped Garden
- Two Exemplary Reception Rooms
- Grand Entrance Hallway
- Two Single Garages
- Spanning Over 2400 Sq.Ft
- Open Aspect Views

In one of Stoneygate's most popular residential roads is this fabulous detached family house that offers an abundance of living space and beautiful original features, such as sash windows, coved ceilings, a large driveway, two garages and a landscaped south-facing garden.



This attractive property has two reception rooms, a superb kitchen/breakfast room, five bedrooms and is offered for sale with a limited onward chain. With a delightful frontage, the property is approached via a paved path with a lawn on one side to a porch and a traditional part-glazed front door that opens into a charming L-shaped reception hall with original leaded light windows. A beautiful parquet wood floor complements well with exposed beams, with the turned stairs on the right-hand side, beneath which is a large walk-in cupboard. In the far right corner of the hall overlooking the front of the house is a lovely, cosy seating area with bookshelves. Beside the stairs is the gorgeous part-tiled cloakroom with a two-tone tiled floor, the vestibule of which is home to the wash hand basin set on a vanity unit with storage below while a door opens to the low-level WC.

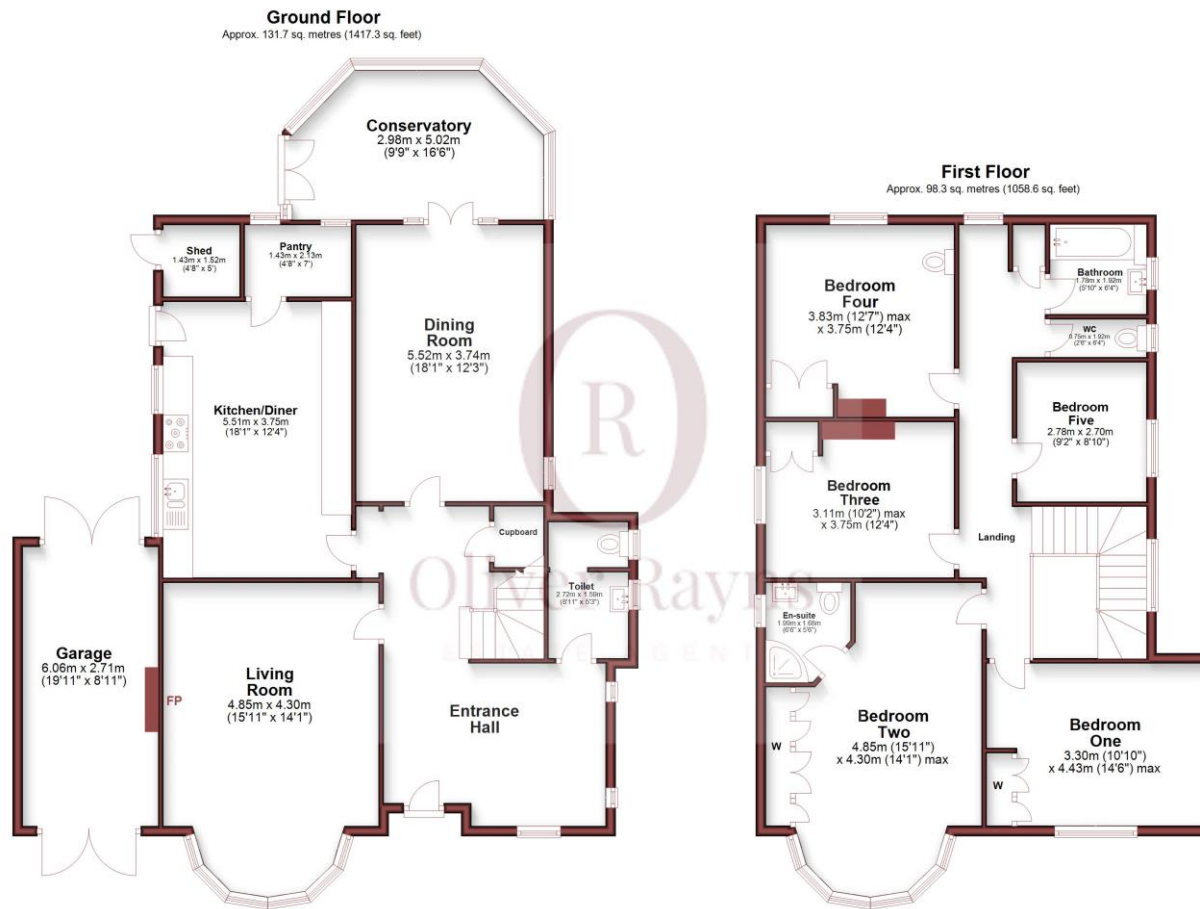
To the left of the hall is the elegant sitting room with a magnificent deep bay window that allows plenty of light to flood the room. A wood floor brings warmth to the room while an attractive fireplace sitting on a stone hearth with a marble surround and mantel takes centre stage, and there is also a built-in glass display shelving with backlighting. At the end of the hall is the formal dining room with an original plate rack above the picture rail, ideal for displaying items. A particular feature of this room is the outstanding stained glass window to the side while glazed doors open into a pitched roof hexagonal conservatory with a tiled floor, an impressive grape vine and doors out to the garden.

Beyond the living room is the charming kitchen/breakfast room with a tiled floor and views over the rear garden. A tall Welsh dresser sits on the left as you walk in and there is an extensive range of wall, base and drawer units finished with granite work surfaces and part-tiled above. Below the window is the single bowl sink with a mixer tap and adjacent is the oven with a hob and extractor hood above. Integrated appliances include an under-counter fridge and a dishwasher, and there is space for a washing machine. A walk-in pantry provides plenty of storage space and a glazed door leads out into the side access.

The carpeted turned stairs with a facing leaded light window, which lights up the L-shaped first-floor landing, gives access to four double bedrooms, one of which has an en suite, a single bedroom, the family bathroom, a separate WC, the airing cupboard and loft access, which is boarded and insulated. The principal bedroom also has a magnificent deep bay window, lighting up the room beautifully, and there are fitted wardrobes along one wall. The en suite shower room has a tiled floor, a low-level WC, a classical Victorian-style pedestal wash hand with twin taps, a tiled splashback and mirror above, and a corner shower cubicle with a curved glass door. Bedrooms two, three and four also feature fitted wardrobes while bedroom five is currently being used as an office.

This beautiful family house is set back from the road with an open frontage featuring a central lawn, mature hedging, trees and shrubs, while a paved pathway on the right leads to the front door as well as to a side access with a pedestrian wooden gate to the rear. On the left of the property is a paved driveway providing parking for two vehicles and leading to a detached brick-built garage with twin part-glazed wood doors. Between the garage and the house is a side access while on the right is a second more modern garage that has an up-and-over door.





Total area: approx. 230.0 sq. metres (2475.9 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.

