

**Uppingham Road
Leicester, LE5 2GG**

Asking Price: £725,000



Oliver Rayns
ESTATE AGENTS



- Adored Detached Family Home
- Six Spacious Bedrooms
- Extended And Spans Over 2600 Sq.Ft
- Landscaped Front And Rear Gardens
- Double Glazed Hardwood Windows Throughout
- Two Generous Reception Rooms
- Private Cul-de-sac Location
- Nearby To State And Private Schools
- No Onward Chain
- Spacious Garage



Sitting in a popular suburb nearby to Leicester city centre is this outstanding red brick detached property set in its own private grounds and located in one of the area's sought-after residential roads. Having been the home of the current owners for over 30 years, this substantial family house has been extended and improved to a very high standard, including double-glazed hardwood windows, hardwood doors, solid oak wood floors and the addition of a gas combi boiler.

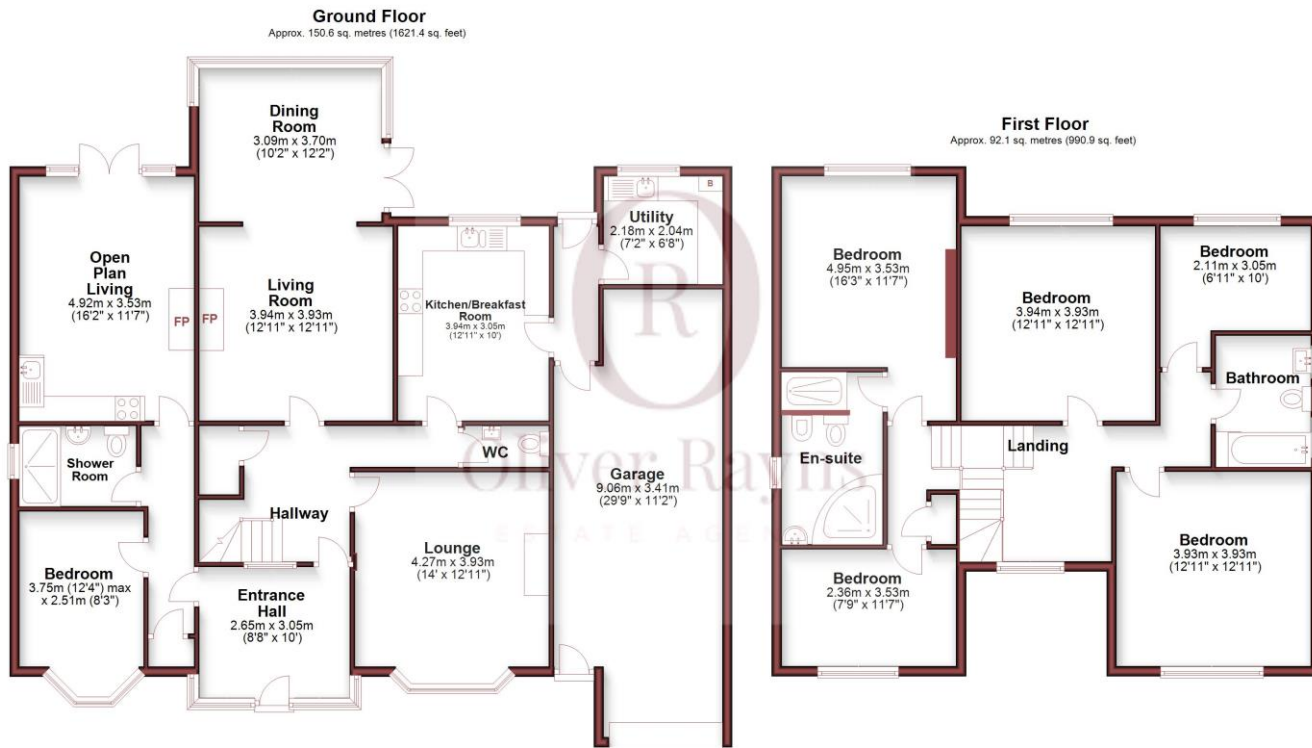
This wonderful double-fronted property is approached via a block paved path with mature trees, shrubs, lawns and pathways on either side, leading to a front door that opens into the superb red brick entrance porch, which has a solid hardwood front door, a vaulted ceiling with windows to the front that brightens the interior and a French farmhouse tiled floor. Off to the left is a door into the annexe and off its hallway is a double bedroom with a deep bay window that overlooks the pretty front garden. Adjacent is a shower room which has a recently fitted walk-in shower with a glass screen, a low-level WC and a pedestal wash hand basin with a tiled splashback and mirror above. At the end of the annexe's hall is the living room with French windows at one end that lead into the garden while at the other end is a kitchenette complete with base and drawer units, with work surfaces and a double row of tiles above, and a sink with a mixer tap. Central to the room is a gas coal-effect fire sitting on a raised tiled hearth with a wood surround and mantel above.

Back through the entrance porch is a part-glazed door with a beautiful stained glass window on one side that opens into a second inner entrance hall, which is carpeted with the turned staircase to the first floor. The hall offers plenty of space for sideboards and seating, and beneath the stairs is a large storage cupboard. From here is the elegant sitting room complete with a gas coal-effect fire set in a super red brick fireplace, adding an unmatched warmth and ambience to the room. The fire sits on a raised brick hearth with a brick surround and a wood mantel above. A square arch leads into the impressive dining room with a square bay window looking out over the garden. It has a solid oak boarded wood floor, exposed brickwork and a truly magnificent wood-panelled vaulted ceiling; a fabulous setting for entertaining and family gatherings.


To the right of the sitting room and overlooking the gorgeous rear garden is the attractive and recently upgraded Country-style kitchen with pretty exposed brick and a decorative and colourful slate tiled floor. Beneath the window is a double drainer sink with a mixer tap and there is a range of wall, base and drawer units with composite work surfaces, upstands and part-tiled walls above, with concealed lighting under the wall cupboards. Integrated appliances include a double oven, a Halogen hob and an extractor hood above while there is also space for a dishwasher and an under-counter fridge. On one side is ample space for a breakfast table and chairs while a part-glazed door opens into a covered passageway that leads to the garage and to the utility room, which has a tiled floor, a single drainer stainless steel sink with a mixer tap below the window, base units providing ample storage, as well as space for a tumble dryer, a washing machine and a fridge/freezer.

The carpeted stairs from the hall split to the left and right at a half landing. Off the left staircase, which leads onto a landing with a large storage cupboard, are two double bedrooms and a part-tiled bathroom with a wood floor, which has a four-piece suite incorporating a corner panelled bath with a mixer tap, a low-level WC, a bidet and a wall-mounted wash hand basin with a mirror above. Adjacent is an independent shower cubicle with an electric shower and a glass







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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