

**Toller Road**  
**Stoneygate, Leicester, LE2**

Asking Price: £1,200,000





- Substantial Six Bedroom Home
- Country-Style Kitchen with Island and Range Cooker
- Large Integrated Garage
- Spanning Over 4000 Sq.Ft
- Grand Entrance Hallway Set Over Three Floors
- Cellar And Driveway For Three Vehicles
- Three Generous Reception Rooms
- Open Place Kitchen And Breakfast Room
- No Onward Chain
- Fashionable Location Of Stoneygate

Spacious six bedroom, three bathroom end of chain home offering over 4,000 sq. ft of versatile living space. Ideally positioned for sought after schools, this exceptional property features a generous driveway and a prime location—perfect for family living.



Toller Road, a peaceful and prestigious address named after Richard Toller, the prominent former owner of Stoneygate House, is a street that perfectly encapsulates the heritage and architectural ambition of late 19th-century Leicester. Following Toller's passing in 1896, his estate was developed into a selection of distinguished homes, and number 10 remains a shining example of the scale associated with that era.

Positioned on a generous plot and discreetly set back behind mature greenery, this substantial six bedroom home offers a rare opportunity to acquire a family home of real distinction. Arranged over three floors and extending to over 4,000 sq. ft., the property showcases a wealth of period detail, from steeply pitched slate roofing and stucco façades, to leaded windows and intricate internal joinery.

The approach is immediately impressive. A wide gravelled driveway leads to the handsome façade and integral garage, framed by mature hedging and trees which provide privacy and a soft green outlook. A characterful entrance porch gives way to the large and welcoming hallway where the scale of the home truly begins to reveal itself. Original corning, high ceilings, and wide openings evoke a sense of refined grandeur, while the neutral palette and plush carpeting introduce warmth and comfort.

To the front of the property lies a beautifully proportioned living room, where light enters through leaded bay windows and reflects off soft-toned walls and a statement fireplace. To the rear, the formal dining room provides an ideal setting for entertaining, with French doors opening directly onto the garden and offering views of the terrace and mature planting beyond.

A third reception room, grand in scale, offers further versatility and also benefits from direct views over the garden.

The rear of the home opens out into a superb kitchen and breakfast room, where timeless cabinetry, warm terracotta flooring, and a central island combine practicality with aesthetic charm. Flooded with natural light from dual aspects, the space accommodates both relaxed dining and morning rituals with ease, while pendant lighting and country-style finishes lend it an enduring sense of character. A useful utility room, ground floor WC, and internal garage access provide everyday convenience, discreetly tucked from the main spaces.

A wide staircase rises beneath a tall feature window, bathing the generous first-floor landing in light. On this level, five well appointed bedrooms offer space and flexibility, three of which are large doubles with ample space for freestanding furniture. The principal bedroom, overlooking the treelined street, enjoys a private en-suite bathroom, while the remaining rooms share access to a stylish four piece family bathroom, presented in classic tiling and soft tones.

The second floor is a private haven for older children or live in relatives. The double bedroom is joined by a versatile dressing room, a gym and a delightful top-floor bathroom featuring a roll-top bath and exposed beams. There's a sense of sanctuary here—tucked away under the eaves with views over the garden and rooftops of Stoneygate.

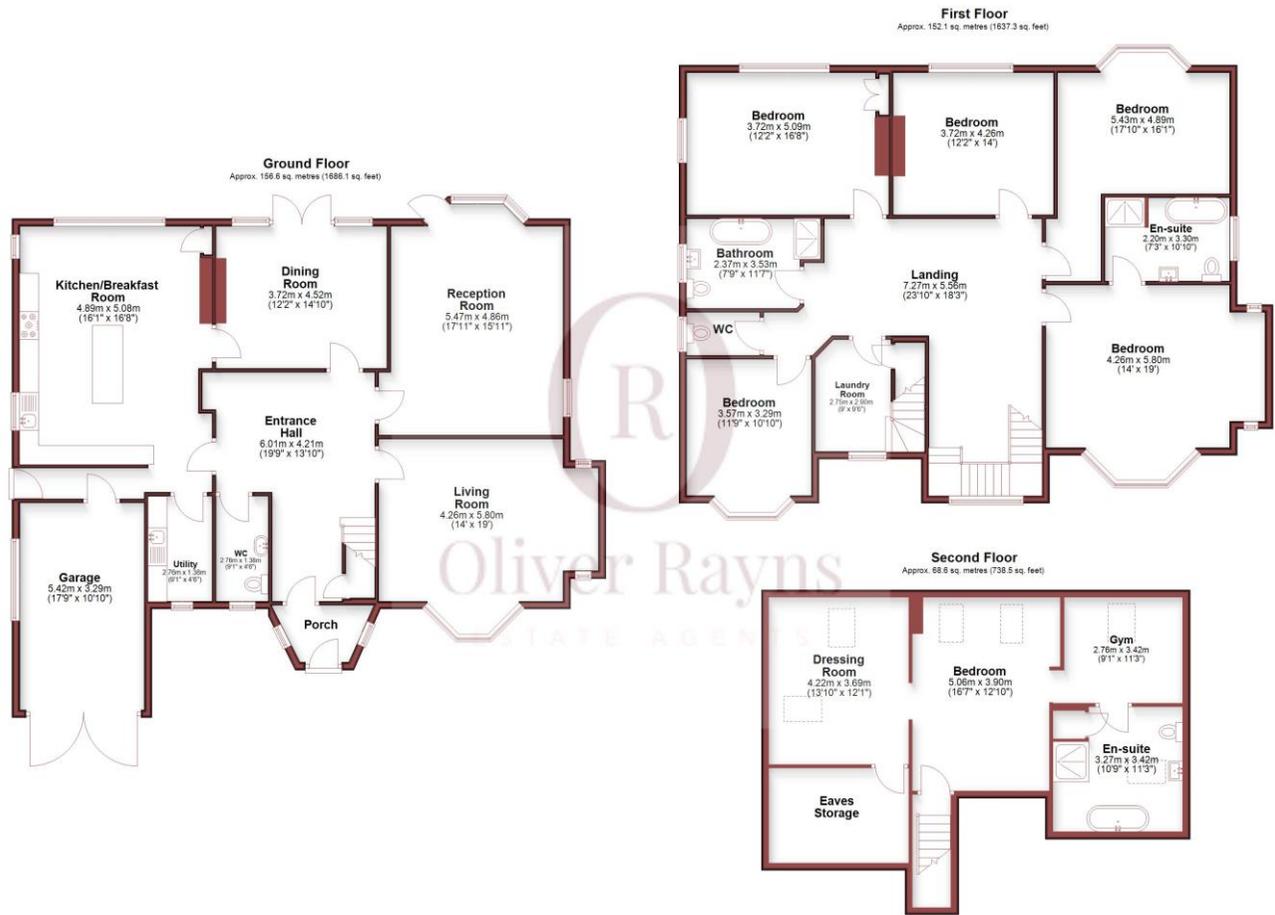
Beneath the property, a large wet cellar offers storage space or potential for development. It represents an opportunity for further enhancement or conversion into a wine cellar or cinema room, subject to waterproofing works.

Externally, the garden to the rear is an oasis of greenery and light. Once the site of a private swimming pool, the space still offers the footprint and plumbing potential for reinstatement should future owners wish to restore this unique feature. Today, the garden is laid to lawn with a spacious stone terrace—perfect for summer dining beneath the shade of wisteria-covered brickwork. Mature borders create a peaceful and enclosed space for both children's play and outdoor entertaining.

Toller Road offers not only architectural heritage but also an enviable lifestyle. Just a short stroll away lie the celebrated Allandale Road and Francis Street, home to independent boutiques and artisan coffee shops. The city centre, University of Leicester, Leicester Royal Infirmary, and mainline railway station—offering direct access to London St Pancras—are all within easy reach. Local schooling options are exceptional, with both Leicester Grammar and Stoneygate School nearby, alongside highly regarded state options.

Please contact the sole agent Oliver Rayns Estate Agents on 01162 960 940 to book your viewing.





Total area: approx. 377.4 sq. metres (4061.8 sq. feet)

Whilst every effort 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 PlanIt.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

## Oliver Rayns

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

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