

Dovedale Road
Stoneygate, Leicester, LE2 2DJ

Asking Price: £600,000



Oliver Rayns
ESTATE AGENTS



- Edwardian Semi Detached Family Home
- Characterful Features Throughout
- Two Stunning Reception Rooms
- Underfloor Heating In Oak Floored Second Reception
- Extended Shaker Style Kitchen With Oak Worktops
- Four Bedrooms Across Three Spacious Floors
- Family Bathroom With Rainfall Shower
- Professionally Landscaped Private Garden
- Electric Vehicle Charging Point And Large Driveway
- Hive Enabled Boiler And Modern Utility Room Access

This Edwardian semi-detached home blends period character with modern enhancements across three spacious floors. Featuring restored original detailing, underfloor heating, and a landscaped east-facing garden, it offers versatile living for families. The extended kitchen and luxurious finishes throughout present a turnkey opportunity in the sought-after Stoneysgate.



This imposing Edwardian semi-detached home presents a rare opportunity to acquire a well-appointed period property that has been thoughtfully modernised while retaining its original character. The house offers well-proportioned living over three floors and enjoys an east-facing, professionally landscaped rear garden.

Access to the property is through a spacious entrance hallway, beautifully finished with restored Minton tiled flooring. From here, you are welcomed into two principal reception rooms. The front reception room showcases a large double-glazed bay window, a charming cast-iron fireplace with ornate detailing, original ceiling rose, reinstated cornicing, and the comfort of underfloor heating. The second reception room features elegant oak flooring, also with underfloor heating, an inviting open fireplace with a marble hearth, and French doors that open directly onto the rear garden.

The kitchen/breakfast room has been extended to create an open and practical family space. It is fitted with a comprehensive range of Shaker-style wall and base units with solid oak worktops, a large Rangemaster cooker, integrated dishwasher, wine cooler and under-counter fridge. There is space for an American style fridge-freezer. Natural light is provided by double-glazed windows, a large skylight, and recessed ceiling spotlights. At the rear of the kitchen, a utility room houses the Hive-enabled gas combination boiler (installed circa 2019), with plumbing and space for laundry appliances, along with access to a downstairs WC and an additional door to the rear garden. Please note there is potential to convert the WC into a downstairs shower room.

To the first floor, a galleried landing with side-facing window leads to three bedrooms and the family bathroom. The main bedroom at the front of the property features a large double-glazed bay window overlooking Dovedale Road, fitted wardrobes, and a cast-iron fireplace. The second double bedroom has access to a private balcony overlooking the garden, and also retains a cast-iron fireplace. The third bedroom is currently used as a home office but can accommodate a single bed. The family bathroom is fitted with a traditional white suite including bath with overhead rainfall shower, basin, and WC.

A further staircase rises to the second floor, where a fourth double bedroom is positioned beneath the eaves. This room includes a washbasin, fitted lighting, and a large window offering views over the garden.

The property is set back from the road behind mature planting with a driveway for ample vehicles, in addition to an integral garage with electric vehicle charging point. The rear garden is unusually generous for the area and has been professionally landscaped to provide three zoned areas: a raised porcelain paved terrace adjoining the house, a central lawned area, and a second seating space beneath a vine-covered pergola at the far end. The garden includes a mix of ornamental and evergreen planting, Italian cypress trees, mature magnolia, and a small wildlife pond. External power and lighting are fitted throughout, including uplighting beneath trees and double sockets around the terraces.

The house has been carefully maintained, with recent roof upgrades including a new gully and ridge tiles. Located within walking distance of local amenities, places of worship, excellent independent schools and transport links, the property offers a turnkey opportunity in one of Leicester's most desirable residential locations.





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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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