

**Springfield Road
Leicester, LE2 3BB**

Asking Price: £525,000



Oliver Rayns
ESTATE AGENTS



- Substantial Three Storey Victorian Family Home
- Five Generous Bedrooms Across Two Upper Floors
- Large Cellar With Full Head Height Access
- Bay Fronted Living Room With Period Fireplace
- Separate Dining Room Overlooking Rear Courtyard
- Extended Kitchen Breakfast Room Requiring Renovation
- Two Bathrooms And Additional Ground Floor WC
- Original Features Including Coving And High Ceilings
- Enclosed Rear Garden With Lawn And Courtyard
- Located In The Sought After Location Of Stoneygate

A substantial three-storey Victorian home offering five double bedrooms, two bathrooms, three reception rooms and a large cellar with full head height. Retaining original features throughout, the property requires modernisation and offers excellent scope to add value. Positioned close to Clarendon Park and Stoneygate, it benefits from a private garden, no upward chain, and generous room proportions throughout.

A substantial three storey Victorian villa located on Springfield Road, positioned on the border of the ever-popular Stoneygate and Clarendon Park.

Offering over 2,000 square feet of accommodation across four floors, including a usable cellar and five generous bedrooms, this characterful home presents an exceptional opportunity for full modernisation, with immense potential to restore or reconfigure into a spacious family home.

The traditional red brick façade with original detailing and bay windows sets the tone for the scale and charm within. A tiled path leads to a recessed storm porch and front entrance, opening into a wide hallway that provides access to the main reception spaces. The front living room is bright and well-proportioned with a walk-in bay window and high ceilings, retaining original cornicing and a decorative fireplace. At the rear, a separate dining room overlooks the courtyard garden and provides access into the extended kitchen and breakfast room. This space is generous in footprint, with high ceilings, dual aspect windows, and a door leading to the garden, but now requires refitting and renovation. A rear lobby connects to a ground floor WC and rear access to the outside.

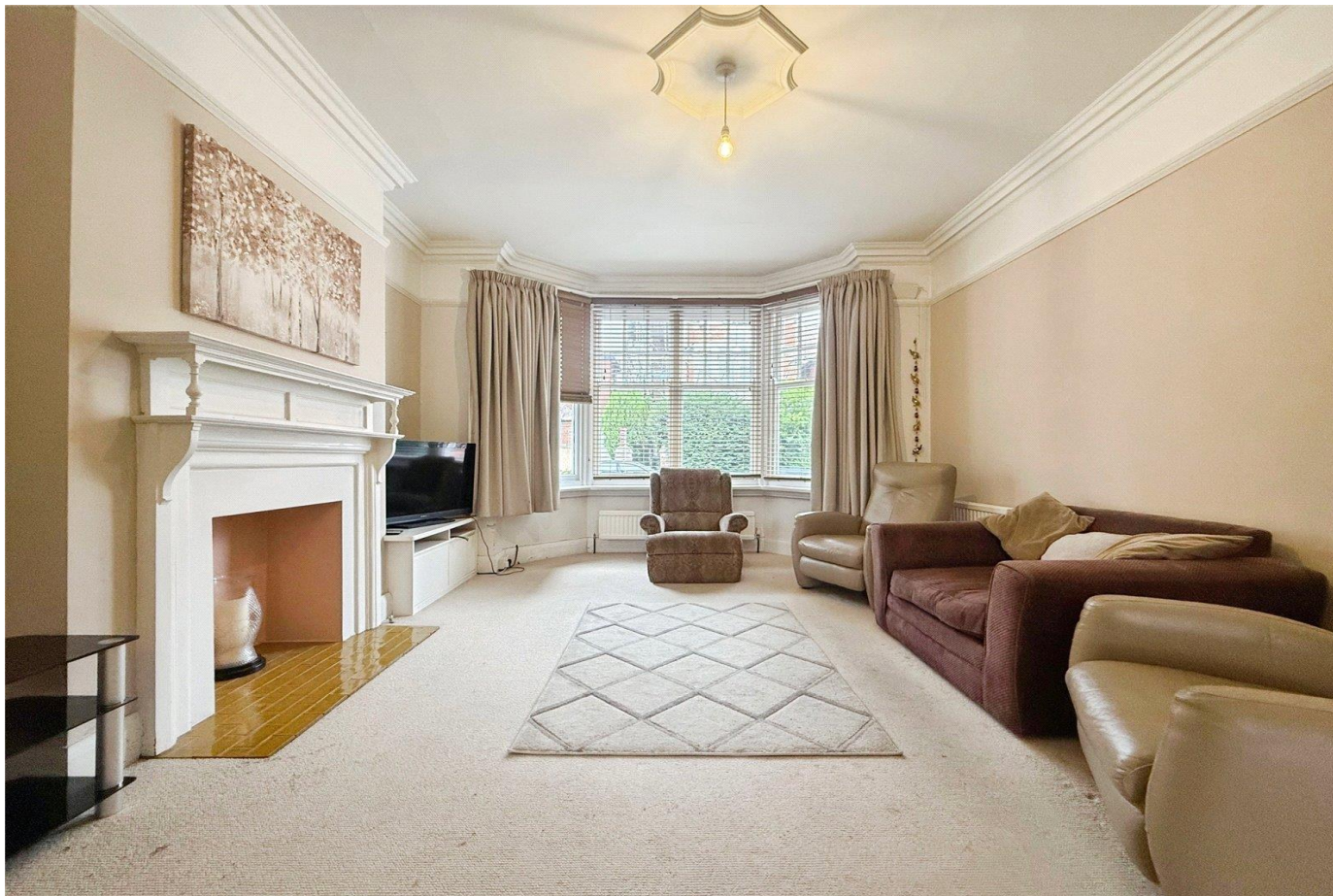
On the first floor are three double bedrooms, all well sized and filled with natural light. The principal bedroom to the front spans the full width of the property with stripped wooden floors and built in wardrobes. The adjacent bedrooms share a family bathroom fitted with a bath and pedestal basin, and a separate WC. The second floor offers two further double bedrooms with full ceiling height, making it ideal for a large family or potential home working space. There is also a second bathroom on this floor with a shower cubicle, basin, and WC.

The property also benefits from a large basement with full head height, accessed via the hallway. This area offers flexible scope for storage, a utility room, or conversion (subject to necessary consents).

Externally, there is a hard landscaped courtyard to the immediate rear and a longer paved section leading to a lawned garden bordered by mature shrubs and fencing. This property boasts an attractive frontage set behind low level brick walling and wrought iron gate with slatted decoration and a slabbed pathway leading to the entrance door. On road parking is available on surrounding streets.

Situated on Springfield Road on the border of Stoneygate and Clarendon Park, lying two miles south of the City of Leicester, the local area offers a comprehensive range of amenities including nearby supermarkets, Leicestershire Golf Club and Leicester Lawn Tennis Club. Within a few minutes' walk is the ever-popular Queens Road shopping parade which offers a wide variety of independent shops, boutiques and coffee establishments.

There is a wide selection of independent and state schooling including the Leicester Grammar School located in Great Glen and the Leicester High School in Stoneygate. Access links to the area are excellent with the A6 London Road at the bottom of the road offering convenient access to the Leicester Mainline train station providing services to London St Pancras in a little over an hour, Birmingham New Street station in under 40 minutes and Nottingham in 30 minutes.







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		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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