

**Waldale Drive**

**Stoneygate, Leicester, LE2 2AR**

**Asking Price: £395,000**



**Oliver Rayns**  
ESTATE AGENTS



  
Oliver Rains  
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FOR SALE  
oliver rains.com

68 ZWP

- Detached Family Home
- Planning Permission Granted For Rear And Side Extensions (Application 20220443)
- Limited Onward Chain
- Modern Open Plan Kitchen/Dining Room With Central Island
- Spacious Living Room
- Three Well Proportioned Bedrooms
- Luxury Bathroom With Freestanding Roll-Top Bath
- Driveway Parking, Carport And Detached Garage
- Private Rear Garden
- Sought After Location Of Stoneygate

A fully renovated three bedroom detached home finished to a high standard, offered with a limited chain and benefiting from planning permission granted for a rear single-storey extension, side extension, and demolition of the existing detached garage (application 20220443).

This beautifully presented three-bedroom detached home is offered to the market with the benefit of a limited onward chain and has been fully renovated throughout to an exceptionally high standard. Situated in a sought-after residential location, the property further benefits from granted planning permission under application number 20220443 for a rear single-storey extension, a side extension, and the demolition of the existing detached garage, offering an excellent opportunity for further enhancement and increased living space.

The accommodation is arranged over two floors, with the ground floor comprising a welcoming entrance hall, a well-proportioned living room to the front elevation featuring a modern fireplace and stylish decor, and a contemporary kitchen/dining room positioned at the rear. The kitchen is fitted with an extensive range of sleek units, high-quality work surfaces, integrated appliances, and a central island, with ample space for dining and direct access through French doors to the rear garden, allowing for an abundance of natural light. A useful WC is also located on this floor.

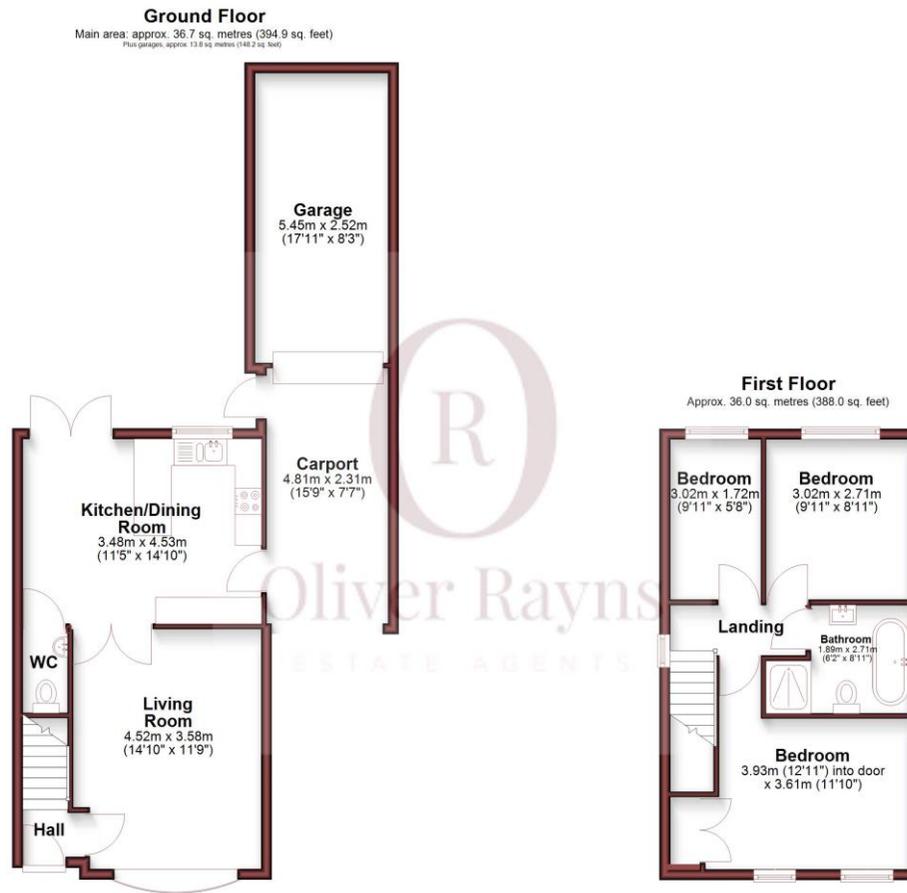
To the first floor, the landing provides access to three bedrooms, including a generous principal bedroom with dual front aspect windows. The second bedroom is a comfortable double, and the third bedroom is currently utilised as a dressing room, fitted with extensive hanging and storage solutions, but could be reinstated as a bedroom if desired. The family bathroom has been finished to an outstanding specification, complete with a freestanding roll-top bath, contemporary vanity unit, WC, and complementary tiling.

Externally, the property occupies a well-proportioned plot with a landscaped frontage, driveway parking, and a carport leading to the existing garage. The rear garden is particularly noteworthy, being one of the few in the area that is not overlooked, ensuring a high degree of privacy. This unique advantage is further enhanced by a greenery situated behind the property, meaning there are no immediate neighbouring houses to the rear. The garden itself is private and fully enclosed, laid mainly to lawn with a raised gravel section and a paved seating area, offering an attractive and practical outdoor space for relaxation or entertaining in complete seclusion.

Finished to an exceptional standard throughout and offering further scope for extension with approved plans, this superb home combines style, quality, and practicality, making it an ideal purchase for discerning buyers seeking a property ready to move straight into, while still offering potential to personalise and expand to suit individual needs.







**Main area: Approx. 72.7 sq. metres (782.9 sq. feet)**  
Plus garages, approx. 13.8 sq. metres (148.2 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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## Oliver Rayns

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