

Aber Road
Stoneygate, Leicester, LE2 2BA

Asking Price: £385,000



Oliver Rayns
ESTATE AGENTS



- Underfloor Heating Throughout The Ground Floor
- Recently Installed Boiler
- Stylish Extended Kitchen With Skylight Windows
- Three Double Bedrooms
- Spacious Master Bedroom With Fitted Wardrobes
- Modern Family Bathroom
- Driveway And Cellar
- Mature Private Rear Garden
- Excellent Potential To Extend STPP
- Fashionable Location Of Stoneygate

A charming three bedroom family home in Stoneygate, featuring an open plan kitchen diner, separate reception room, underfloor heating throughout, a new boiler, a cellar, driveway parking, and a mature rear garden with potential to extend STPP.

This beautifully presented three-bedroom home in the ever popular suburb of Stoneygate combines stylish modern living with the warmth and practicality that makes it perfect for a young family. Thoughtfully maintained and recently enhanced, the property offers both charm and convenience, with underfloor heating throughout, a new boiler, and a large cellar, accessed from the garden is perfect for additional storage.

Stepping into the hallway, you are welcomed by a sense of flow and light that continues throughout the home. To the front sits the cosy living room, where a bay window creates a bright focal point and bespoke shelving brings both style and function. To the rear, the home really comes into its own – the extended dining kitchen is a striking, social space with skylights flooding the room with natural light and French doors opening directly into the garden. The bold red worktops contrast beautifully with the sleek white cabinetry, while integrated appliances and plentiful storage make it as practical as it is eye catching.

A separate utility room, guest WC, and a versatile double third bedroom are all accessed from the ground floor. Upstairs, two generous double bedrooms provide plenty of space for family living, with the principal bedroom boasting a wall of mirrored wardrobes and a dressing area. The family bathroom is fresh and modern, fitted with a bath and shower over and WC.

Outside, the home is equally appealing. A block-paved driveway provides off-road parking to the front, while the rear garden has been thoughtfully landscaped with a broad lawn, raised beds, and mature planting. Enclosed by established greenery and timber fencing, it offers a safe and private setting. The garden also presents exciting potential for further development, with ample space to extend the home subject to the necessary planning permissions.

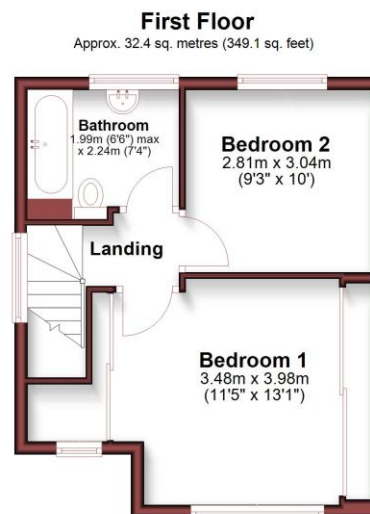
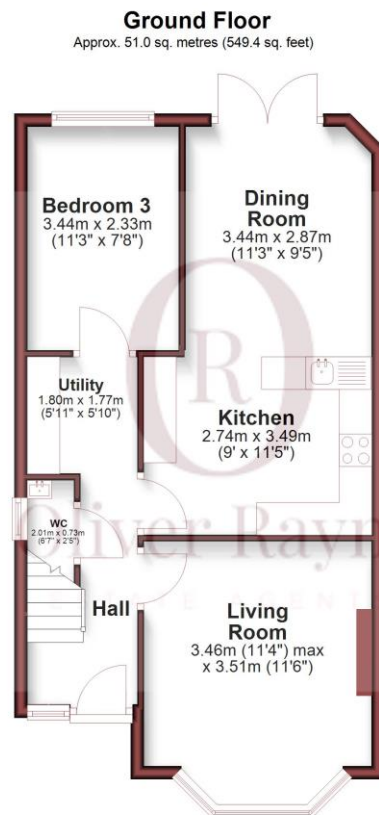
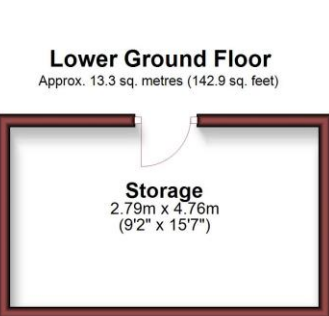
The property is situated in the highly sought after suburb of Stoneygate, one and a half miles from the City Centre, offering a comprehensive range of local amenities including the nearby supermarkets, Leicestershire Golf Club and Leicester Lawn Tennis Club. Within walking distance are the ever-popular Allandale Road/Francis Street and Queens Road shopping parades which offer a wide variety of independent shops and boutiques. Leicester City Centre is situated a 10-minute drive away providing a broad selection of eateries and shopping opportunities including the award-winning Highcross Shopping Centre.

There is a wide selection of independent and state schooling in the area including the Leicester High School within walking distance and the Leicester Grammar School in Great Glen while the University of Leicester and Leicester Royal Infirmary are only a short walk/drive away through Victoria Park and down leafy New Walk.

Access links to the area are excellent with the A6 London Road found at the top of Stoneygate Road which runs perpendicularly to Aber Road. The A6 offers convenient access to the Leicester mainline train station which provides services to London St Pancras in a little over an hour, Birmingham New Street station in under 40 minutes and Nottingham in 30 minutes.







Total area: approx. 96.8 sq. metres (1041.5 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		81 B
55-68	D	70 C	
39-54	E		
21-38	F		
1-20	G		

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