

Avenue Road
Stoneygate, Leicester

Asking Price: £625,000





- Comprehensively Upgraded 1950s Four Bedroom Home
- Impressive Eco Specification Throughout With EPC B
- Underfloor Heating Powered By Air Source Pump
- Solar Panels Fitted With Feed In Tariff
- Bright Open Plan Living With Wood Burner
- Versatile Study With Doors Onto Terrace
- Principal Bedroom Benefits From En Suite
- Wrap Around Garden With Multiple Seating Areas
- Private Driveway And Double Garage
- Offered With No Onward Chain



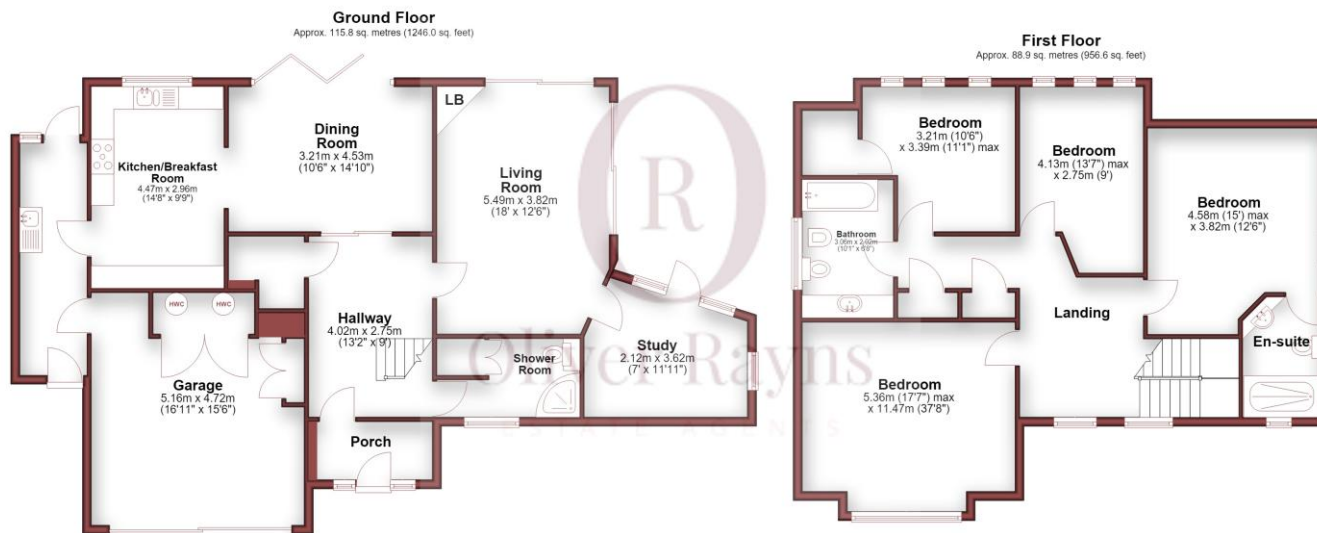
A rare find in Stoneygate. This 1950s four bedroom, three bathroom home has been comprehensively upgraded to a standard you don't often see in a property of this age, offering 2,200 sq. ft of bright, beautifully considered living space, together with a wrap-around garden, private driveway and double garage.

Approached via a private driveway with parking for several vehicles, the property presents a smart and unassuming brick and render façade, softened by mature planting and giving little away of the exceptionally specified home that lies within. A wooden front door leads through to a welcoming entrance hall, setting a calm and considered tone from the moment you step inside. To the front of the home, a formal dining room enjoys a lovely outlook, with plenty of space for a full-sized table and chairs, making it ideally suited to entertaining family and friends. From here, the home flows through to what is undoubtedly its beating heart: a wonderfully sociable open-plan living space, thoughtfully extended to create a room that works as hard for everyday family life as it does for relaxed evenings. A wood-burning stove sits at the heart of the room, with full-height glazing and bi-fold doors alongside it overlooking the garden, bringing plenty of natural light into the space. Light pours in from every angle here, and the space feels wonderfully connected to the outdoors, whatever the season. Continuing through, a versatile study makes brilliant use of the rear extension, fitted with glazed sliding doors that open directly onto the terrace and garden, perfect as a home office, snug or additional reception space depending on your needs. It's a room that adapts easily to how you want to live. The kitchen/breakfast room sits comfortably to the rear of the home, offering a practical, well-planned space with ample room for a large family dining table, a range of fitted units, and a good degree of natural light from windows overlooking the garden. A door provides convenient access out to the driveway and garage, while a ground floor shower room, featuring a striking curved glass shower enclosure and rich blue tiling, adds further everyday practicality.

Upstairs, a bright and spacious landing leads to four generously proportioned bedrooms, each capturing pleasant views over the surrounding gardens and mature trees. The principal bedroom benefits from the luxury of its own private en-suite shower room, offering a peaceful retreat away from the rest of the household, while a beautifully appointed family bathroom serves the remaining three bedrooms, completing the well-planned layout on this floor. It is beneath the surface, however, where this home truly excels. The current owners have invested significantly in a first-class eco specification rarely found in a property of this era. Celotex insulation runs throughout the ceilings and walls, complemented by 300mm of fibreglass insulation within the roof space, while triple glazing has been fitted throughout to maximise thermal efficiency. Underfloor heating is powered by an air source heat pump, working in tandem with solar panels that benefit from a feed-in tariff, together delivering an outstanding EPC rating of B. For buyers seeking a genuinely energy-efficient home without compromising on character or comfort, this specification is difficult to match. Outside, the garden wraps generously around the property on multiple sides, offering a wonderful sense of space and privacy. A paved terrace provides the perfect spot for al fresco dining, leading out onto a lawned garden bordered by mature hedging, shrubs and established trees, creating a green, leafy backdrop that changes beautifully with the seasons. There is ample room here for children to play, for entertaining on warmer evenings, or simply for enjoying a quiet moment outdoors. To the front, the private driveway provides generous off-road parking, leading to a double garage offering excellent additional storage or workshop space, a valuable and increasingly rare asset for a home in this location.

Positioned within a quiet, discreet setting in the heart of Stoneygate, the property is just a short walk from the vibrant independent shops, cafes and restaurants along Queens Road and within Clarendon Park, while also enjoying excellent access to well-regarded local schooling and Leicester's wider amenities.





Total area: approx. 204.6 sq. metres (2202.7 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	87 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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