

**Dovedale Road**  
**Stoneygate, LE2 2DN**

Asking Price: £600,000



Oliver Rayns  
ESTATE AGENTS







- Architecturally Designed Home
- Bay Fronted Reception With Fireplace
- Expansive Schuco Sliding Doors
- Handleless Kitchen With Large Central Island Design
- Underfloor Heating Throughout Rear Open Plan Living
- Bay Fronted Reception Room With Solid Wood Flooring
- Principal Suite With Dressing Room And Bathroom
- Oak Hardwood With Underfloor Heating
- Four Spacious Bedrooms
- Driveway And Single Garage

This architecturally enhanced semi-detached home has been finished to an exceptional standard, blending period charm with striking modern updates. Featuring expansive open-plan living with underfloor heating, a principal suite with dressing room and luxury bathroom, Schuco sliding doors opening to a west-facing garden, and high quality finishes throughout, it is offered with a limited onward chain.



This handsome semi-detached home has been thoughtfully extended and reimaged to create a seamless blend of period character and architectural modernity. The front elevation retains its classic 1930s bay-fronted charm, while the rear has been transformed with a bold full-width extension, finished in a palette of warm brick and vertical timber panelling that grounds the design in natural texture. Expansive Schuco glazed doors, spanning 2.7m x 6m, open across the width of the ground floor to draw the garden directly into the living space and ensure uninterrupted light throughout the day.

The interior begins with an inviting hallway where the original staircase, complete with storage beneath, acts as a focal point. To the front sits the first reception room, a refined space defined by its deep bay window, original hardwood flooring, and traditional fireplace with open fire, which adds warmth and depth to the period character.

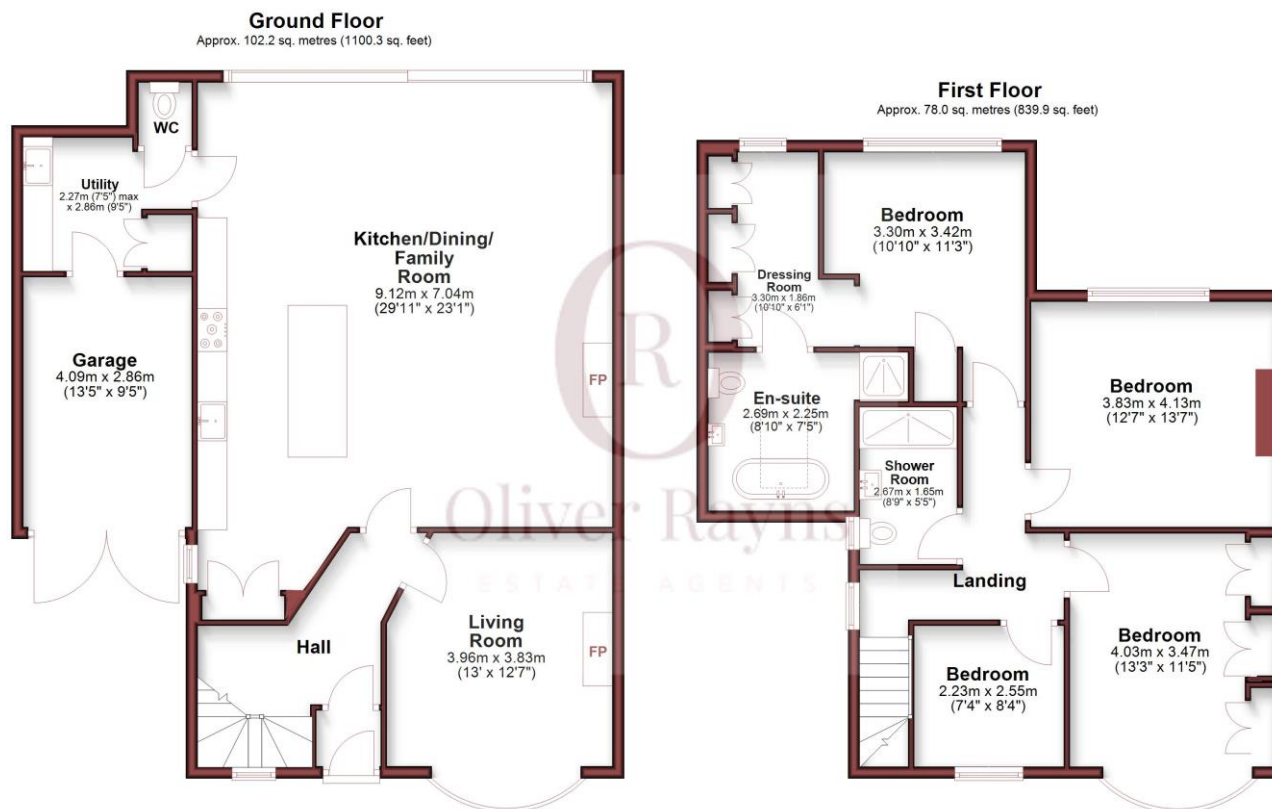
At the rear, the plan flows into the impressive open-plan kitchen/dining/family room, extending over 9 metres. A sleek run of handleless cabinetry spans one wall, complemented by Bosch integrated appliances and a substantial island that anchors the space. A frameless skylight above the dining area introduces vertical light, complemented by underfloor heating beneath wide oak timber boards for comfort and continuity. Bespoke birch plywood shelving and cupboards add both texture and functionality. The rear elevation is composed almost entirely of oversized sliding glass, allowing the garden to become an extension of the interior and filling the space with natural light — a striking architectural statement that defines the home's design. Practicality has been equally considered, with a utility room positioned to one side providing built-in cabinetry, plumbing for laundry appliances, and access to a guest WC finished with Duravit sanitary ware. Direct connection into the garage and a secondary entrance enhance the liveability of the house, while automatic lighting and thoughtful storage solutions ensure functional areas are neatly integrated without compromising the flow of the main living spaces.

On the first floor, the house offers three generous double bedrooms and a versatile single room. The principal suite occupies the rear and makes an architectural impact, with a large rooflight flooding the space with natural light. A dedicated dressing room with built-in wardrobes and drawers flows seamlessly into a luxurious en-suite featuring a sculptural freestanding bathtub, separate shower, Duravit sanitary ware, and quality detailing including a shaving socket. The remaining double bedrooms are equally well proportioned: one with fitted wardrobes and a bay window, another with an original period fireplace and modern Schuco aluminium windows. The additional single bedroom serves perfectly as a study, nursery, or guest room. A further contemporary shower room with rainfall shower, automatic lighting, and Duravit sanitary ware completes the arrangement.

The garden is landscaped to provide a calm and private outlook, framed by mature planting and benefiting from the unbroken connection to the open-plan living space through the expansive glazing. A west-facing orientation ensures evening sun, and a wooden deck enhances its usability for outdoor dining. A single-car driveway, enclosed garden storage, and garage access complete the offering.











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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

