

**Holmfield Road
Stoneygate, Leicester**

Offers Over: £500,000



Oliver Rayns
ESTATE AGENTS



- Bay Fronted Home With Strong Kerb Appeal
- Four Double Bedrooms With Generous Single Bedroom
- Two Large Reception Rooms
- Kitchen Breakfast Room With Direct Access To Garden
- Useful Store Room Housing Boiler And Additional Storage
- Driveway Providing Parking For Multiple Vehicles
- Extensive Rear Garden Offering Privacy And Open Outlook
- Brook Running Alongside Garden Creating Peaceful Setting
- Excellent Potential To Extend And Reconfigure If Desired
- Located Within The Highly Regarded Stoneygate Area

An impressive bay fronted five bedroom home offering two reception rooms, a generous plot and a long private garden, with superb scope to extend and create a standout family home in Stoneygate.

Tucked behind a generous frontage, this is a home that immediately feels private, calm and connected to its surroundings, with a driveway providing space for several vehicles or the option to retain the greenery that frames the approach so well. As you step through the hallway, there is the added convenience of a downstairs toilet, ideally positioned for guests and everyday use. Inside, the layout flows naturally from the hallway into the main living place. To the front, the bay-fronted living room is a bright and comfortable place to unwind, while the separate dining room opens through, creating a more sociable feel when needed. There's a real sense of flexibility here, whether you prefer clearly defined rooms or something more open between the two.

To the rear, the kitchen/breakfast room becomes the heart of the home, with direct access out to the garden and a practical layout that works well day to day. Just off the kitchen, a useful store room houses the boiler and provides additional storage, keeping the main space uncluttered, while still offering clear scope to open up or extend if desired.

Upstairs, the space continues to impress. The first floor offers three well-proportioned double bedrooms, including a generous bay-fronted room, alongside a further single bedroom that works equally well as a study, dressing room or nursery. A family bathroom serves this level, while the second floor provides an additional double bedroom, ideal as a more private guest space, a main suite or somewhere to work away from the rest of the home. The real highlight here is the outside space. The garden stretches out behind the house, offering far more than expected, with a long lawn bordered by established planting that gives both privacy and character. A brook runs gently along the side boundary, adding a unique and peaceful feel, while beyond the rear boundary the outlook opens onto a bowling green, creating a setting that feels quiet, open and hard to replicate.

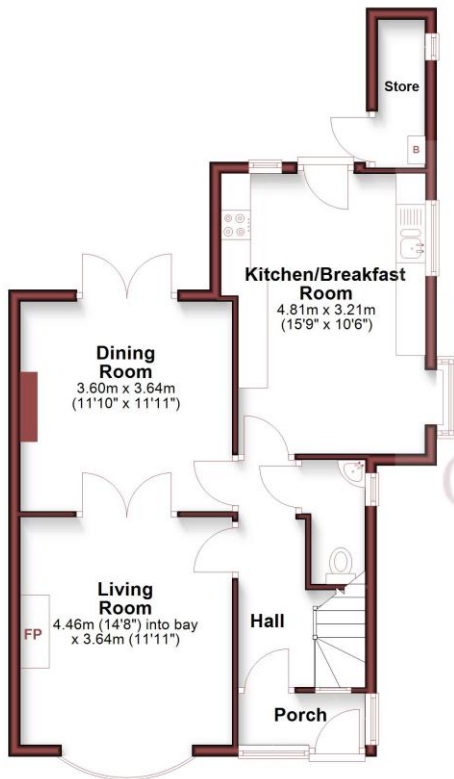
This is a home you can move straight into and enjoy, but it also offers plenty of opportunity to adapt over time. The depth of the plot and the overall footprint give clear potential to extend or rework the layout, allowing the next owner to shape it around their own lifestyle while still enjoying what is already a very special setting. The property is situated in the highly sought after area of Stoneygate, one and a half miles from the City Centre. The suburb offers a comprehensive range of local amenities including the Leicestershire Golf Club and Leicester Lawn Tennis Club. Nearby are the ever-popular Allandale Road 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.





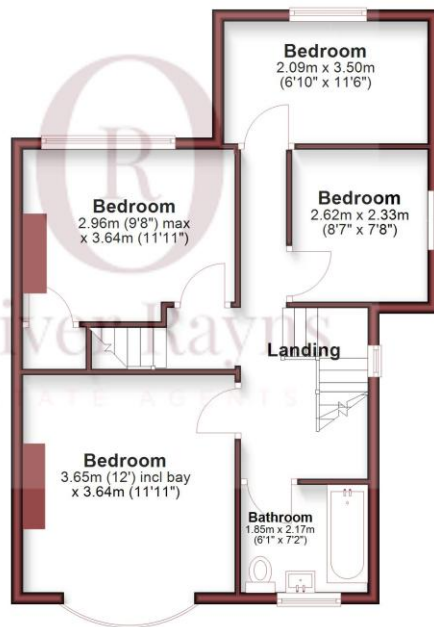
Ground Floor

Approx. 57.9 sq. metres (623.2 sq. feet)



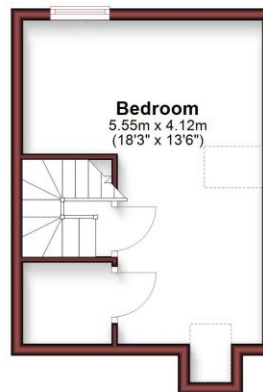
First Floor

Approx. 55.3 sq. metres (595.0 sq. feet)



Second Floor

Approx. 23.3 sq. metres (251.1 sq. feet)



Total area: approx. 136.5 sq. metres (1469.3 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	66 D	
39-54	E		
21-38	F		
1-20	G		

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