

**Westminster Road
Stoneygate, Leicester**

Asking Price: £625,000



Oliver Rayns
ESTATE AGENTS



- Four Bedroom Semi-Detached Home
- Sought After Stoneygate Location
- Two Reception Rooms With Open Fireplaces
- Separate Dining Room
- Kitchen With Exposed Beam And Range Cooker
- Four Well Proportioned Bedrooms
- Family Bathroom With Cast Iron Bath
- Garage, Driveway And Established Rear Garden

A substantial four bedroom semi-detached home in Stoneygate, offered with no upward chain, retaining two open fireplaces, a freestanding cast iron bath and established gardens with garage and driveway.

Set in the heart of Stoneygate, this substantial four-bedroom semi-detached home blends period charm with two open fireplaces, generous reception rooms and established gardens.

The house presents itself with real kerb appeal, with its tile-hung gable and warm brick elevations giving it the quietly distinctive character so typical of this part of Stoneygate. A driveway leads up to the integral garage, while the front door is set back behind a neat approach that hints at the space on offer inside. Westminster Road itself is one of the area's more peaceful, tree-lined addresses, offering exactly the kind of setting that draws people to Stoneygate in the first place.

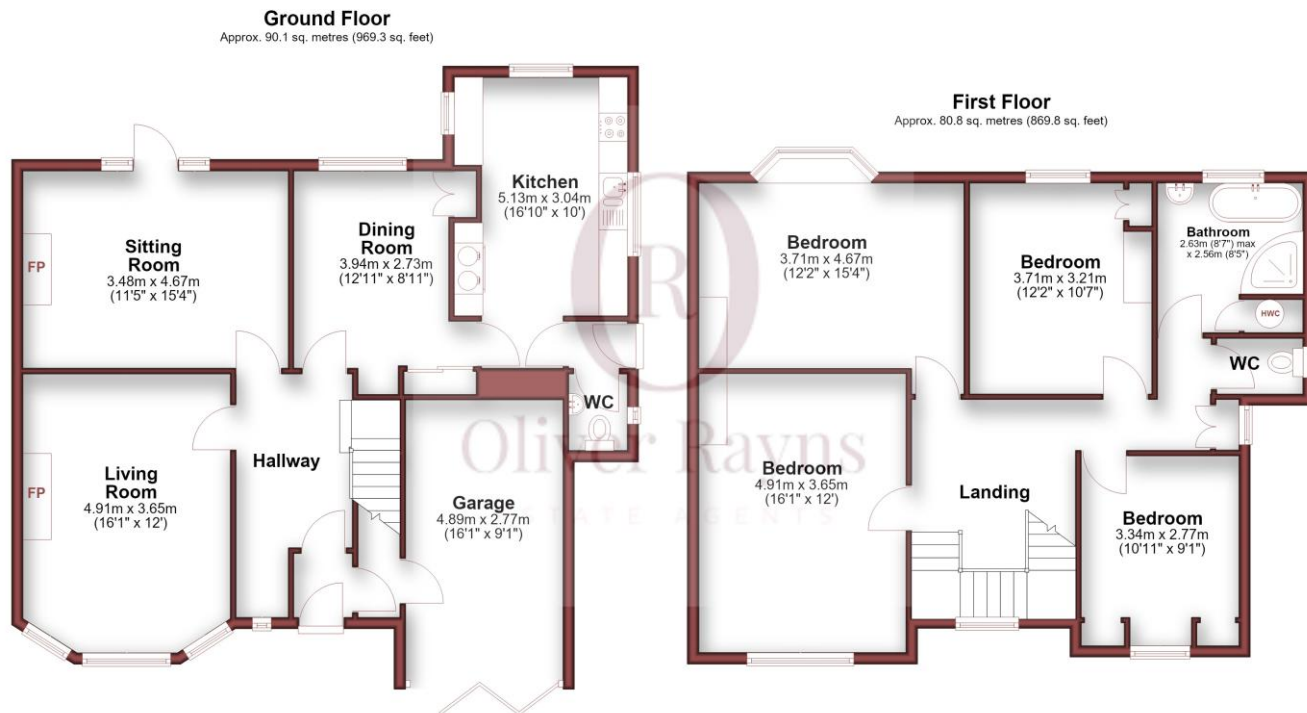
Inside, the home opens into a welcoming hallway with an arched doorway and original wood flooring that continues through to the stairs. The hallway leads to two separate reception rooms, each with its own fireplace and mantelpiece, giving the ground floor real flexibility between a formal sitting room and a more relaxed family living space. The front reception room benefits from a bay window that draws in plenty of natural light, while the second opens directly onto the garden via French doors. A separate dining room sits between the two, making it ideal for entertaining, and leads through to the kitchen, where an exposed ceiling beam and range-style cooker add genuine period character alongside plenty of fitted storage.

Upstairs, the first floor is arranged around a central landing and offers four well-proportioned bedrooms, each with a generous sense of space and natural light. The family bathroom is a particular highlight, fitted with a freestanding cast-iron bath on ball-and-claw feet, complemented by part-tiled walls — a lovely period touch that's increasingly hard to find. A separate WC sits alongside, while a further WC on the ground floor ensures busy mornings are well catered for.

Outside, the rear garden is a genuine asset. Laid mainly to lawn and bordered by mature hedging and established trees, it offers a real sense of privacy and maturity that newer gardens simply can't match. There's also a paved and gravelled area to one side, providing useful space for bins, bikes or additional outdoor storage, while the garage and driveway to the front take care of parking. Stoneygate remains one of Leicester's most desirable suburbs, known for its handsome detached and semi-detached homes set along mature, tree-lined avenues. It borders Clarendon Park, where Queens Road and Francis Street offer a well-loved selection of independent cafés, restaurants and shops. The wider area is also well served for schooling, with Victoria Park and the green spaces of Knighton close by. Leicester City Centre, with its Cultural Quarter, Curve theatre and Highcross shopping centre, is a short drive away, while Leicester station offers direct trains to London St Pancras in a little over an hour. It makes this a genuinely well-connected location for commuters as well as families.







Total area: approx. 170.9 sq. metres (1839.1 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		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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