

London Road

Stoneygate, Leicester

Asking Price: £350,000



Oliver Rayns
ESTATE AGENTS



- Freehold Mews With Private Gated Courtyard
- Accessed Via Springfield Road With Double Garage
- Three Double Bedrooms
- Scope To Extend Into Loft STPP
- Original Cast Iron Fireplace
- Two Reception Rooms
- Bespoke Kitchen With Belfast Sink
- Four Piece Family Bathroom
- Mature Courtyard
- Ground Floor WC

A unique mews set behind a gated courtyard off Springfield Road, accessed via its own private approach. Three bedrooms across two floors with genuine scope to extend into the loft for further bedrooms, STPP. Available with no onward chain.

Properties like this have their roots in the working courtyards of Victorian England, built to serve the larger houses that lined London Road. This one has long since found its own identity. What greets you through the gate is a courtyard that has been planted and shaped over many years, enclosed by whitewashed walls with mature palms, bamboo, Japanese acers and climbing plants that give it a calm, sheltered character.

A timber pergola sits over an outdoor dining area, a double garage occupies on corner of the plot, this is currently fitted out as a business. However, it still retains the vehicle inspection pit. Car parking is also available.

Inside, the ground floor opens into an entrance hall with a ground floor WC off to one side. The kitchen features navy blue fitted units running along two walls, a Belfast sink, gas hob and integrated appliances; natural light comes in from the courtyard-facing window.

Beyond sits a separate dining room and a generous lounge, the latter retaining its original cast-iron fireplace and opening directly onto the courtyard through glazed doors.

On the first floor, three well-proportioned double bedrooms are served by a large four piece family bathroom fitted with both a bath and a walk-in shower enclosure.

The loft presents a genuine opportunity. Subject to planning permission, there is scope to create further bedrooms.

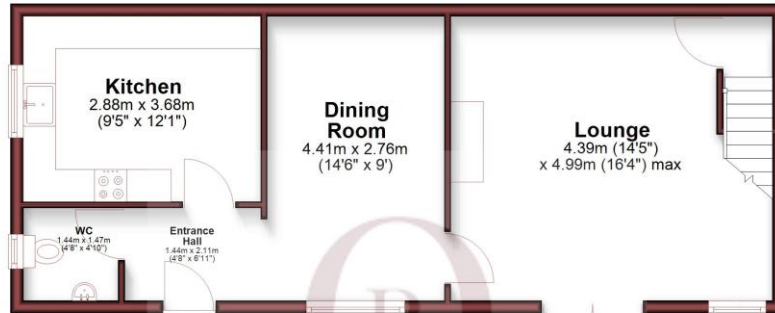
London Road sits on the southern approach into Leicester city centre, well placed for access to Victoria Park, the university quarter and the local shops and restaurants along Queens Road and Allandale Road. Leicester train station provides direct services to London St Pancras in just over an hour.





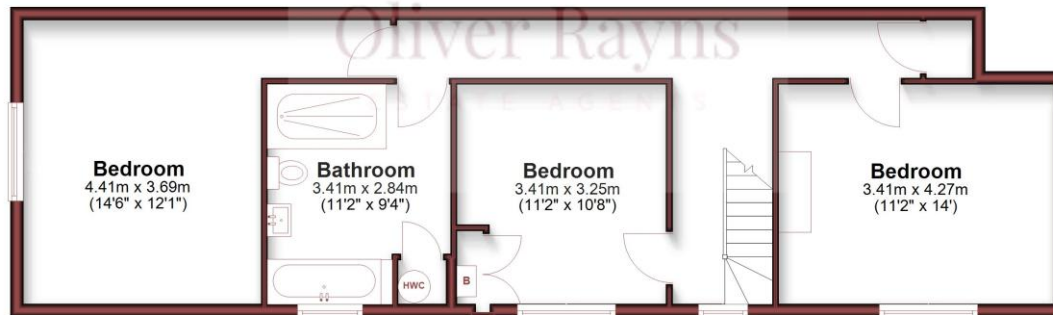
Ground Floor

Approx. 51.3 sq. metres (551.8 sq. feet)



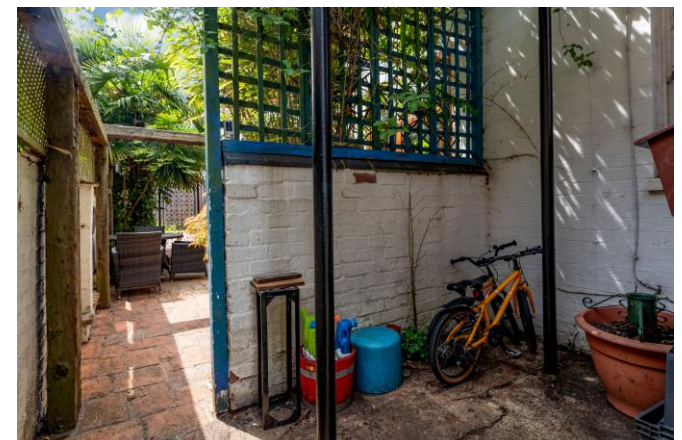
First Floor

Approx. 69.3 sq. metres (745.6 sq. feet)



Total area: approx. 120.5 sq. metres (1297.4 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	75 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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