

**Victoria Park Road  
Stoneygate, Leicester**

Asking Price: £900,000





- Individually Designed Arts And Crafts Period Home
- Spectacular Bespoke Oak Spiral Staircase
- Exceptional Living Room With Parquet Herringbone Flooring
- Bespoke Kitchen By Independent Market Harbourough Maker
- Seven Bedrooms Arranged Across Three Floors
- Corner Plot With Private Driveway And Garage
- Log-Burning Stove And Bi-Folding Garden Doors
- Located Within The Conservation Area
- Over 4,500 Square Feet Of Family Living
- Directly Opposite Victoria Park With Uninterrupted Views

**A spectacular Arts and Crafts detached family home occupying a prominent corner plot directly opposite Victoria Park. Extending to over 4,500 square feet across three floors, with a bespoke spiral staircase, independent kitchen and parkland views throughout.**

Occupying a commanding corner plot on one of Leicester's most coveted addresses, this spectacular individually designed Arts and Crafts period home sits directly opposite Victoria Park, with open parkland views enjoyed from multiple rooms across all three floors. Set within the Victoria Park Conservation Area, the property extends to over 4,500 square feet across three floors, retaining its period charm whilst having been thoughtfully finished to an impressive standard throughout. The property benefits from two separate entrances, the principal entry being through double oak doors into a vestibule that leads into a wide central hallway, with a secondary entrance on the side elevation offering further practicality. Oak flooring, panelled walls, cast iron radiators and a spectacular bespoke spiral staircase immediately establish the calibre of the property. The staircase is a standout architectural feature, crafted in oak and rising through to the top floor.

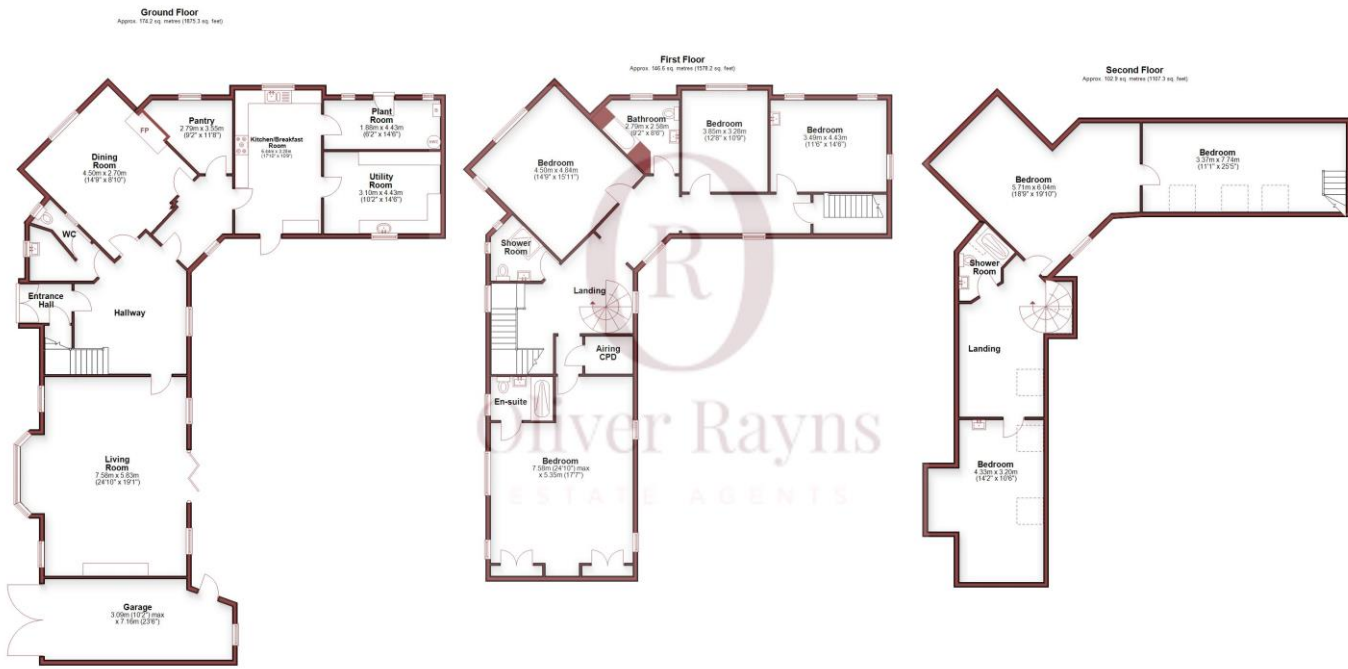
The living room is an exceptional space by any measure, spanning over 7.6 metres in length with aspects to both front and rear. A log-burning stove sits within the chimney breast, parquet herringbone flooring runs underfoot, and full-width bi-folding doors open directly onto the rear garden, flooding the room with light and creating a seamless connection between inside and out. The dining room is equally impressive, with a period fire surround, solid oak flooring and windows framing direct views across Victoria Park. It is a room with real presence and warmth. The kitchen has been designed and installed by an independent kitchen maker based in Market Harbourough, with handcrafted cabinetry, a range cooker, solid work surfaces and a breakfast bar, all connecting naturally to a separate utility room and direct garden access. A ground floor WC, store room and a useful boot room housing the boiler and Megaflo system complete a practical and well-appointed ground floor.

The first floor landing is a substantial space in its own right, bright and well-proportioned, with the spiral staircase continuing its ascent to the second floor. The principal bedroom overlooks Victoria Park directly and includes two double built-in wardrobes and its own en-suite shower room. Three further well-proportioned bedrooms occupy this floor, two with fitted wash hand basins, served by a contemporary shower room and a family bathroom. The original windows throughout this floor frame parkland views that are a lasting and enviable asset to the property.

The second floor provides three additional bedrooms within the roofline, each well-lit by skylight windows and offering a comfortable, self-contained feel that lends itself well to extended family, guests or older children. A third shower room on this floor has been finished to a clean, contemporary standard with quality tiling and fittings. To the front, the corner plot provides a generous private driveway with ample off-road parking and access to the garage. The enclosed rear garden is a private and well-maintained space, with stone paved terracing, a lawn and established planting beds, bounded by white rendered walls consistent with the character of the house. Victoria Park is on the doorstep, with Queens Road's independent shops, cafes and restaurants a short walk away. The University of Leicester, Leicester Royal Infirmary, Leicester General Hospital and the city centre are all within easy reach, as are a number of well-regarded state and independent schools. The property falls within a designated Conservation Area and prospective purchasers are advised to make their own enquiries with Leicester City Council regarding any applicable planning restrictions.







Whilst every effort 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. The plan is for illustrative purposes only and should be used as such for any prospective buyer. The services, systems and appliances shown have not been tested and/or guaranteed as to their operability or efficiency and for general measurements include gangways and outbuildings.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Oliver Rayns

106 Queens Road  
 Clarendon Park, Leicester, LE2 3FL  
 T: 01162 960 940  
 E: info@oliverrayns.com  
 www.oliverrayns.com

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