



20 Aber Road, Leicester

Guide Price £400,000

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Leicester

A beautifully extended three-bedroom period semi in Stoneygate, with kitchen-dining extension, two reception rooms, original character, garden studio and a private rear garden.

- Three Bedroom Period Semi-Detached, Stoneygate
- Vaulted Kitchen And Dining Extension
- Two Further Reception Rooms
- Feature Fireplace
- Original Character Throughout
- Family Bathroom Plus Ground Floor Shower Room
- Utility Room With Ample Storage
- Private Rear Garden With Garden Studio

Set in the heart of Stoneygate, this three-bedroom period semi-detached combines original character with a striking vaulted kitchen extension and a garden cabin all its own. The red brick façade, deep bay window and neatly hedged front garden give a good first impression of a home that has clearly been well looked after and thoughtfully improved by its current owners.

Inside, the original panelled front door opens onto a hallway that sets the tone, with the property's period detailing carried through in picture rails, panelled doors and original flooring. Two separate reception rooms sit off the hall: a living room with a fireplace as its focal point, and a further sitting room to the front, both offering the kind of flexible space that suits home working, family life or simply having a quiet room to retreat to.





The heart of the home is the kitchen and dining room to the rear, a generous, vaulted extension where roof lights and exposed timbers bring in plenty of natural light. Fitted with contemporary cabinetry and integrated appliances, it's a sociable space that flows out through garden doors, making it easy to picture summer evenings spent with the doors thrown open. A utility room sits conveniently alongside with ample storage throughout.

Upstairs, three bedrooms lead off the first-floor landing, including two well-proportioned doubles and a third room suited to use as a single bedroom, nursery or home office. A family bathroom completes this floor, with the addition of a separate shower room on the ground floor adding valuable extra practicality for a busy household.

Outside, the rear garden has been well maintained, with a patio area for outdoor dining and a path leading down through mature planting to a real point of difference: a fully finished garden studio currently used as a relaxed second living space but equally suited to a home office, gym or creative studio, tucked away from the house for a genuine sense of separation.

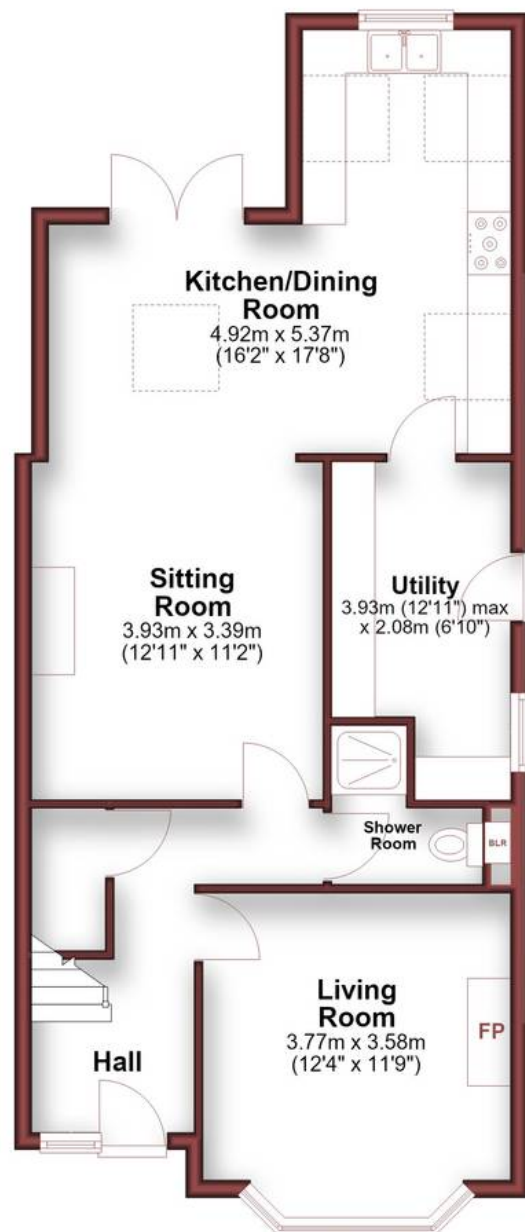
The boutique shops, cafés and restaurants of Stoneygate are just moments away, while the popular Queens Road in Clarendon Park and the neighbouring area of Knighton are also within easy strolling distance. Leicester railway station is close by, with regular trains to London St Pancras taking a little over an hour, while Leicester city centre is also within comfortable walking distance.





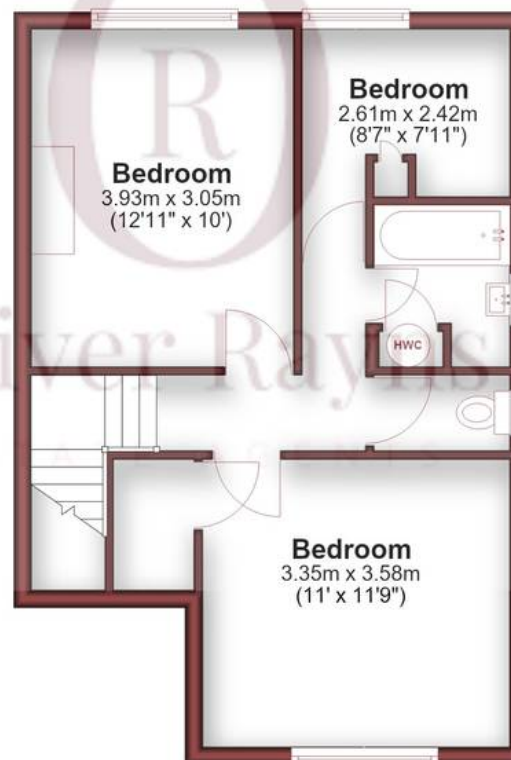
Ground Floor

Approx. 66.1 sq. metres (711.3 sq. feet)



First Floor

Approx. 42.9 sq. metres (461.7 sq. feet)



Outbuilding

Approx. 14.6 sq. metres (157.1 sq. feet)



Total area: approx. 123.6 sq. metres (1330.1 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.



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