



## Sackville Gardens, Stoneygate, Leicester, LE2 3TH

Offers Over £500,000

An ATTRACTIVE and EXTENDED detached family home occupying a GOOD SIZE PLOT and enjoying FOUR GOOD SIZE BEDROOMS, two reception rooms and a beautiful established rear garden.



0116 271 3333





#### **Entrance Porch**

With Velux window, uPVC double glazed window to the front elevation, door leading to garage:

#### **Entrance Hall**

With parquet wooden floor, ceiling coving, stairs to first floor, radiator.

#### **Lounge**

18' 10" x 12' 0" (5.74m x 3.66m)

With uPVC double glazed window to the front elevation, uPVC double glazed window to the side elevation, parquet wooden flooring, ceiling coving, chimney breast with solid fuel burning open fire, stone surround and hearth, TV point, two radiators.

#### **Dining Room**

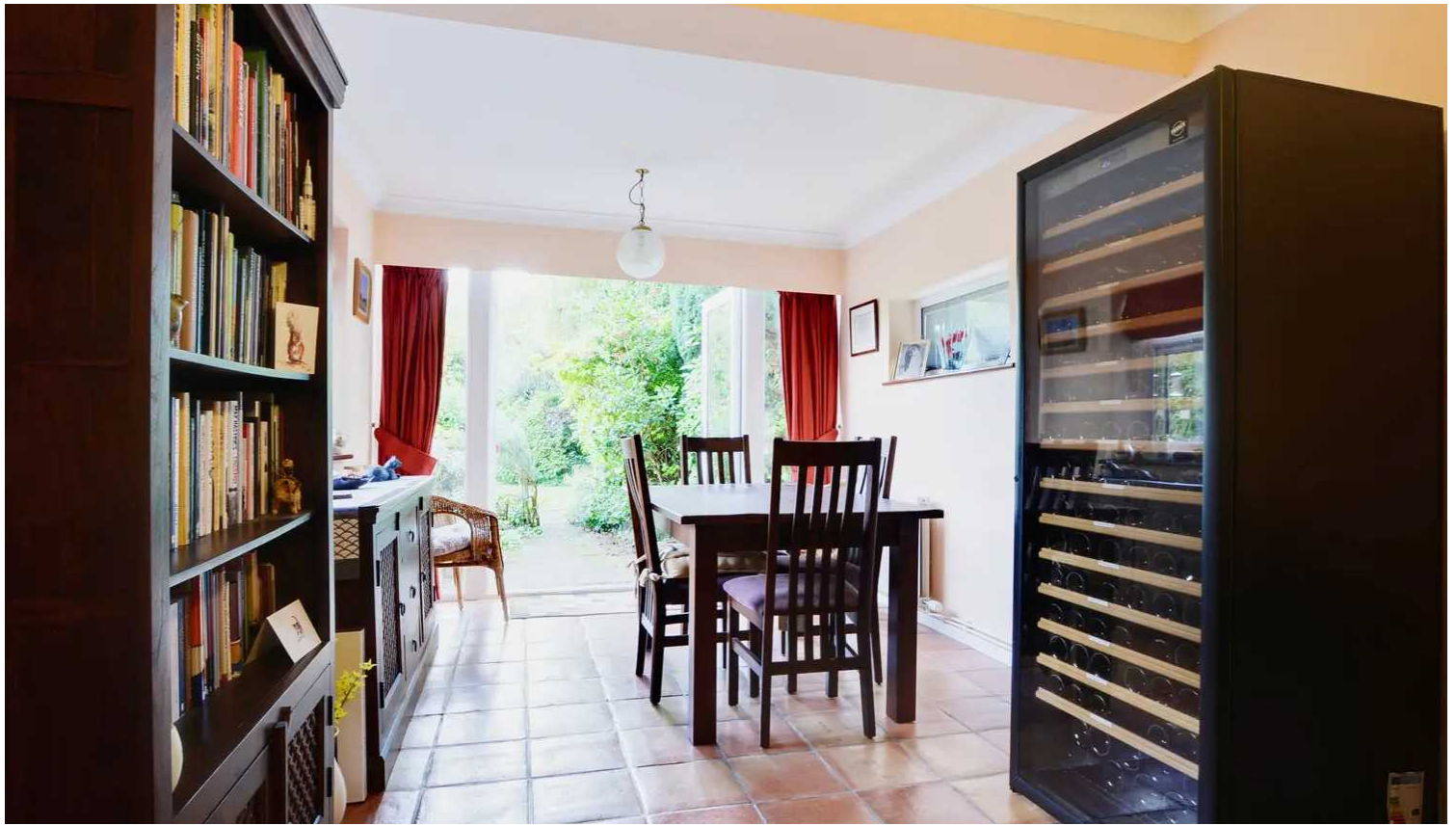
18' 5" x 9' 10" (5.61m x 3.00m)

A spacious extended dining room with uPVC double glazed window to the side elevation, uPVC double glazed doors to the rear garden, terracotta floor tiles, ceiling coving, two radiators.

#### **Kitchen**

16' 10" x 6' 10" (5.13m x 2.08m)

Measurement maximizing to 12'. An L-shape kitchen with uPVC double glazed windows to the rear elevation, terracotta floor tiles, a range of wall and base units with work surfaces over, stainless steel sink, drainer and mixer tap, AGA gas cooker, plumbing for dishwasher, space for fridge freezer, door leading to:



**Utility Lobby**

8' 0" x 7' 4" (2.44m x 2.24m)

With uPVC double glazed door leading to rear garden, ceramic tiled floor, Belfast sink with hot and cold taps, plumbing for washing machine, space for fridge freezer, door leading to:

**Ground Floor Shower Room**

5' 1" x 4' 6" (1.55m x 1.37m)

With uPVC double glazed window to the side elevation, terracotta floor tiles, corner shower cubicle, low-level WC, wash hand basin, part tiled walls, chrome heated towel rail/radiator.

**First Floor Landing**

With loft access, storage cupboards.

**Bedroom One**

15' 8" x 7' 10" (4.78m x 2.39m)

With uPVC double glazed window to the rear elevation, ceiling coving, wood effect laminate floor, radiator, door leading to:

**En-Suite Shower Room**

8' 0" x 8' 0" (2.44m x 2.44m)

With double glazed Velux window, wood effect laminate floor, shower cubicle, part tiled walls, low-level WC, wash hand basin, radiator.

**Bedroom Two**

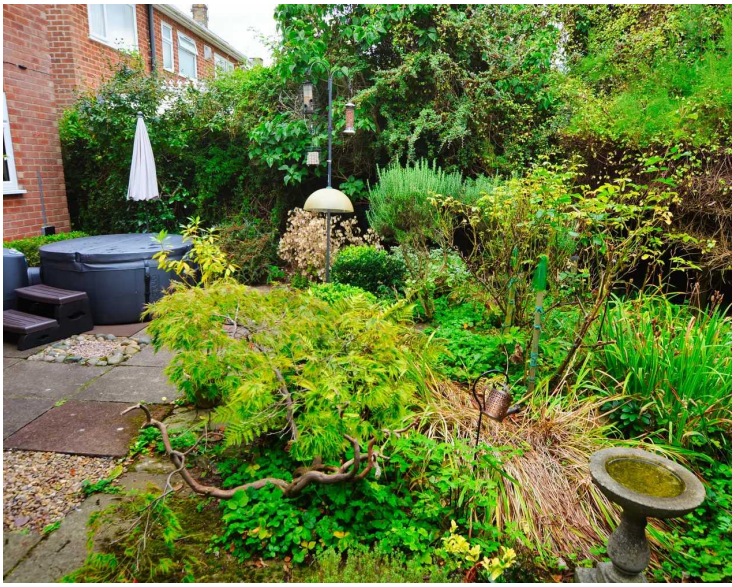
19' 10" x 9' 10" (6.05m x 3.00m)

Maximum measurement. With uPVC double glazed window to the rear elevation, built-in mirrored sliding door wardrobe, additional built-in wardrobe, ceiling coving, wood effect floor, radiator.









### **Bedroom Three**

14' 4" x 11' 3" (4.37m x 3.43m)

With uPVC double glazed windows to the front and side elevations, ceiling coving, wood effect laminate floor, a range of built-in wardrobes and drawers, radiator.

### **Bedroom Four**

10' 2" x 6' 10" (3.10m x 2.08m)

With uPVC double glazed window to the front elevation, ceiling coving, built-in cupboard, radiator.

### **Bathroom**

8' 2" x 5' 7" (2.49m x 1.70m)

With two double glazed windows to the rear elevation, low-level WC, bath with shower over, wash hand basin, part tiled walls, tiled floor, radiator.

### **Front Garden**

With flowerbeds, shrubs and trees.

### **Rear Garden**

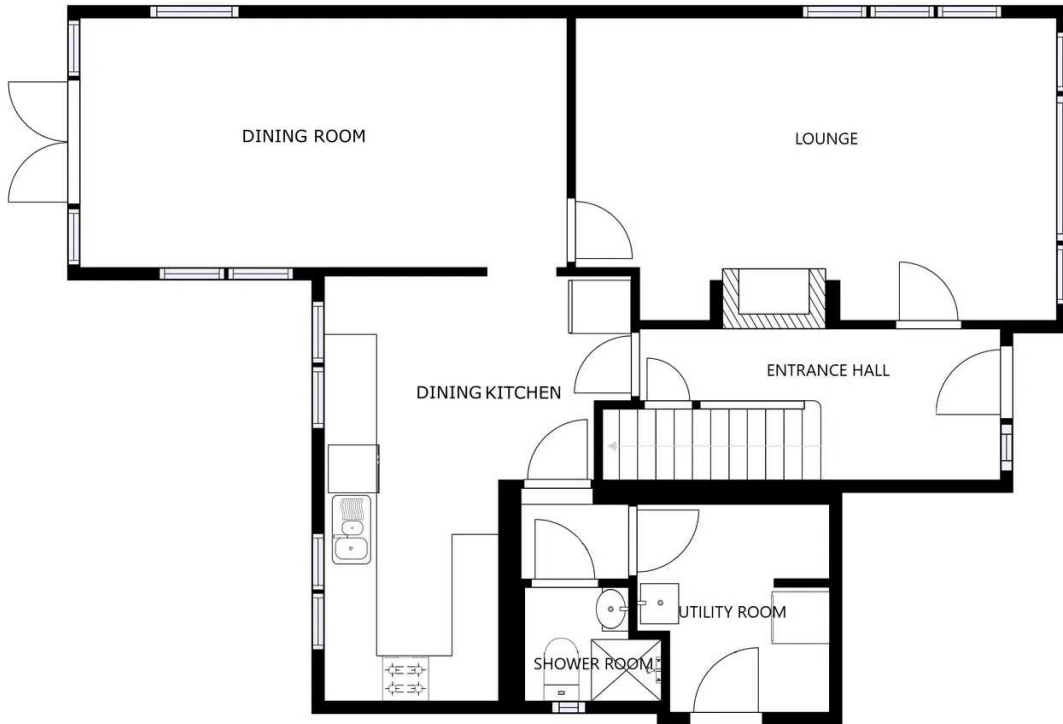
A delightful extensive mature rear garden with paved patio seating area, lawn, stepping stones, flowerbeds and shrubs, a variety of fruit trees and other trees, greenhouse, shed.

### **Parking**

Off road parking for up to three vehicles

### **Garage**

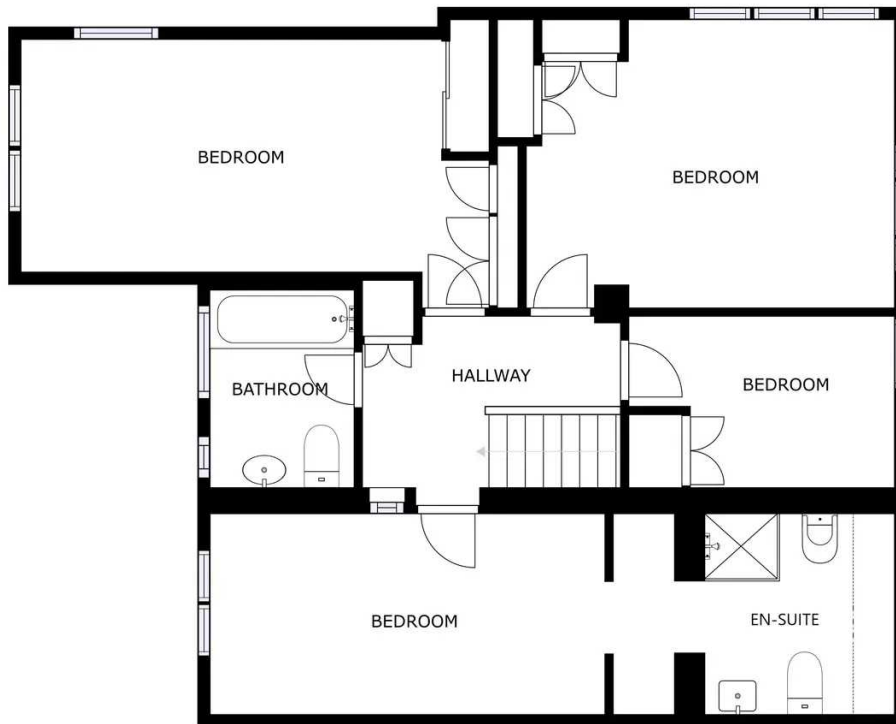
With up and over door to the front elevation



GROSS INTERNAL AREA  
 GROUND FLOOR: 80.14 m<sup>2</sup>, SECOND FLOOR 2: 81.18 m<sup>2</sup>  
 REDUCE HEADROOM: 1.85 m<sup>2</sup>  
 TOTAL: 159.32 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



GROUND FLOOR



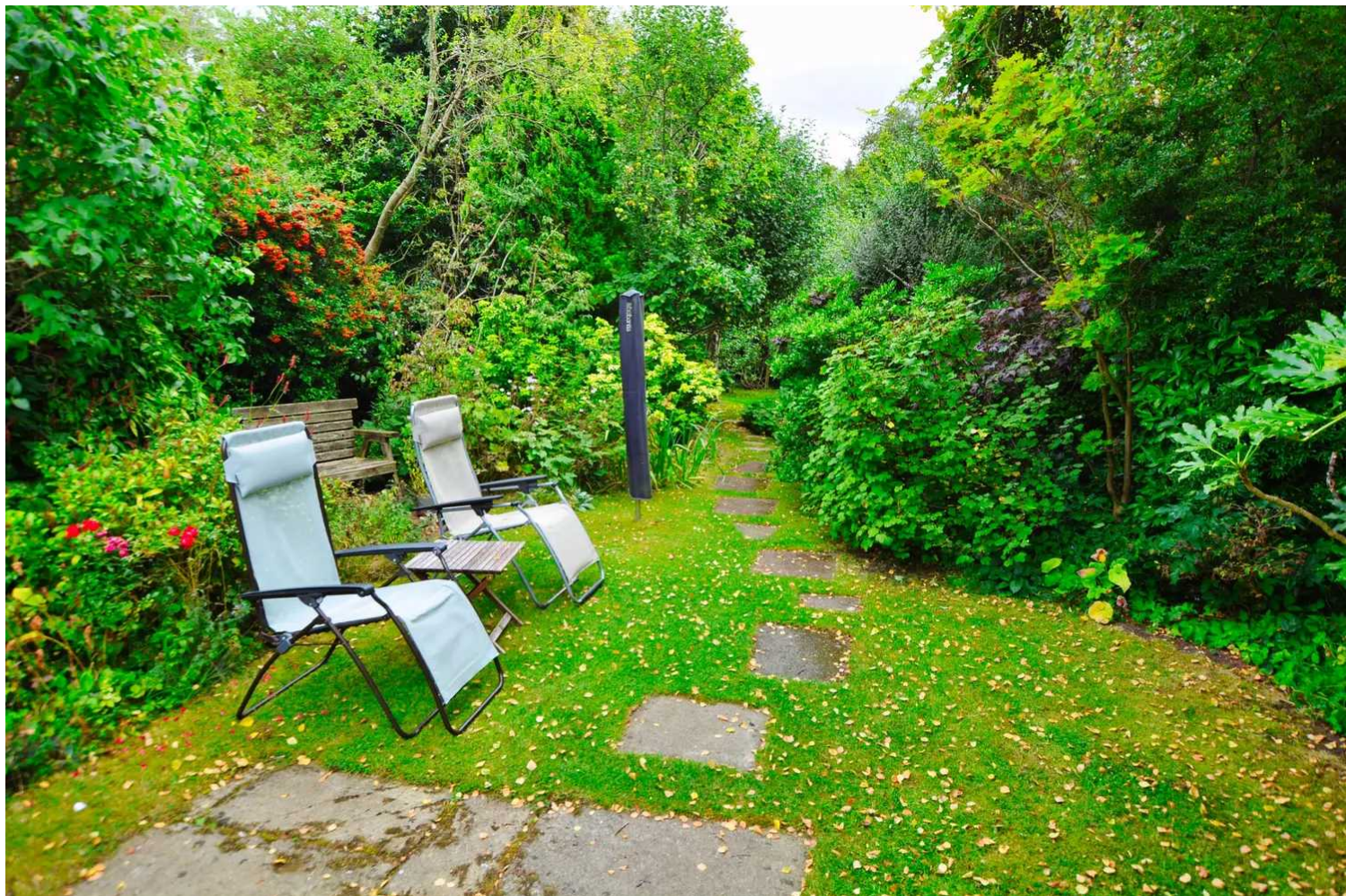
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SECOND FLOOR

You can include any text here. The text can be modified upon generating your brochure.





The property is well located for everyday amenities and services, including renowned local public and private schooling together with nursery day-care, Leicester City Centre and the University of Leicester, Leicester Royal Infirmary and Leicester General Hospital. Within minutes' walk you will find Victoria Park together with shopping parades in both Stoneygate and neighbouring Clarendon Park with their specialist shops, bars, boutiques and restaurants.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

**We'll keep you moving...**



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