



St. Johns Road, Stoneygate, Leicester, LE2 2BL

£700,000

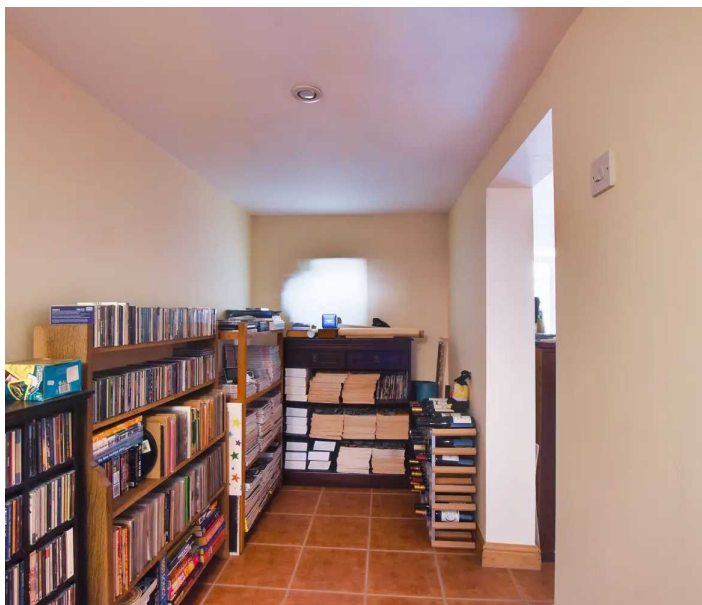
A MAGNIFICENT and REMARKABLY DESIGNED three storey FIVE BEDROOM character home providing SPACIOUS ACCOMMODATION.



[KNIGHTSBRIDGE-ESTATES.CO.UK](https://knightsbridge-estates.co.uk)



SCAN ME!
TO BOOK A VIEWING



Storm Porch

With stain glazed window to the front elevation, coat hooks.

Entrance Hall

With windows to the front and side elevations, radiator.

Lounge

16' 0" x 13' 11" (4.88m x 4.24m)

With bay window to the front elevation, gas fire with tiled inset, surround and hearth, dado rail, radiator.

Reception Room Two

14' 5" x 12' 11" (4.39m x 3.94m)

With window and sliding patio doors to the rear elevation, gas fire with tiled inset, surround and hearth, dado rails, radiator.

Utility Room

5' 9" x 3' 11" (1.75m x 1.19m)

With window to the side elevation, wash hand basin, work surface, room for washing machine, mirrored storage, towel rail/radiator.

Cloaks Room/ WC

With windows to the side and front elevations, low-level WC, part tiled walls.



Fitted Kitchen Diner

20' 10" x 10' 5" (6.35m x 3.18m)

With windows to the rear and side elevations, door to the rear elevation, breakfast bar, wall and base units with work surfaces over, sink and drainer, space for fridge and freezer, or tall fridge freezer space for dishwasher, integrated double oven and hob with extractor hood over, tiled floor, part tiled walls, radiator.

Cellar Area

Hallway

17' 4" x 5' 11" (5.28m x 1.80m)

With radiator.

Cellar/Music Room

15' 6" x 12' 5" (4.72m x 3.78m)

With two windows to the front elevation, storage cupboard, radiator.

First Floor Landing

With skylight, storage cupboard, radiator.

Bedroom One

19' 8" x 15' 9" (5.99m x 4.80m)

With bay window to the front elevation, further window to the front elevation, radiator.

Bedroom Two

14' 5" x 12' 11" (4.39m x 3.94m)

With window to the rear elevation, two built-in wardrobes, radiator.

Bedroom Three

10' 5" x 9' 2" (3.18m x 2.79m)

With window to the rear elevation, radiator.







Rear Garden

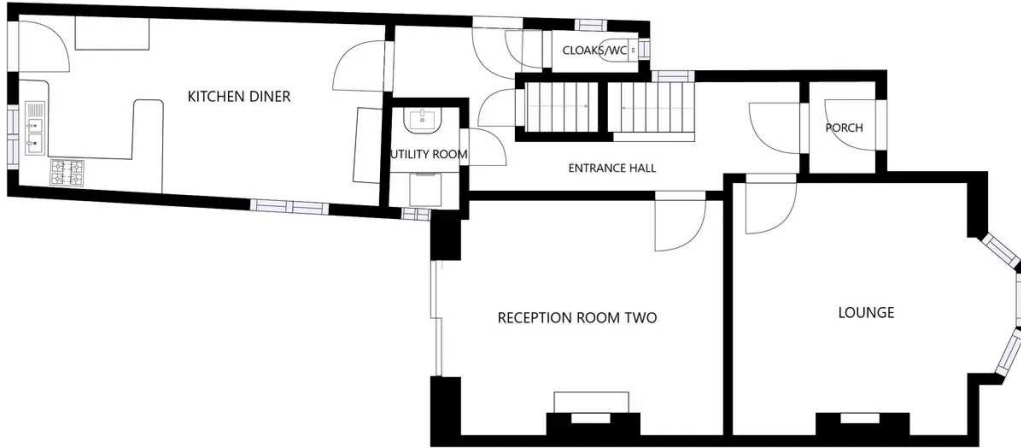
A lovely tiered rear garden with paved patio seating area, steps leading down to a further paved seating area, lawn, flowerbeds and shrubs, access to the front, fencing to perimeter, access to cellar.

Driveway

Driveway provides off-road parking for four vehicles.

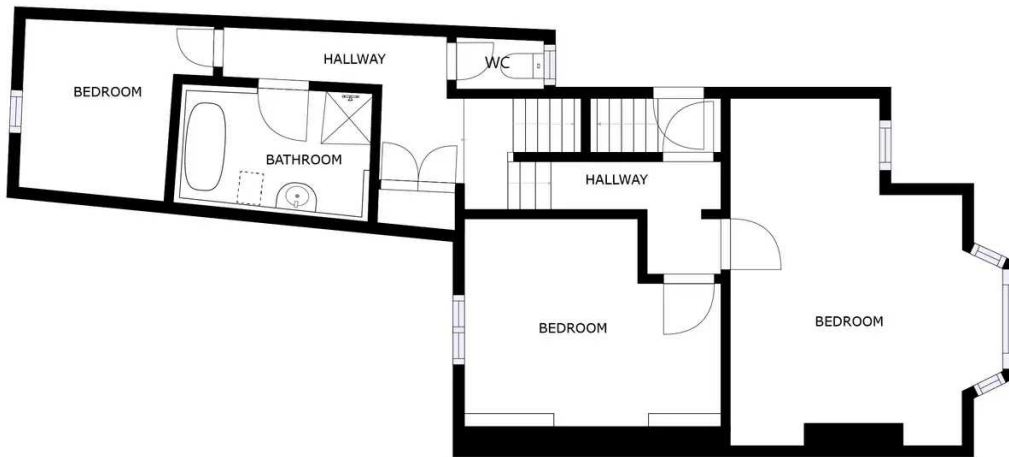
Garage

With space for one vehicle.



1ST FLOOR

GROSS INTERNAL AREA
 BASEMENT: 27 m², 1ST FLOOR: 78 m²,
 2ND FLOOR: 74 m², 3RD FLOOR: 47 m²
 TOTAL: 226 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



2ND FLOOR

GROSS INTERNAL AREA
 BASEMENT: 27 m², 1ST FLOOR: 78 m²,
 2ND FLOOR: 74 m², 3RD FLOOR: 47 m²
 TOTAL: 226 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

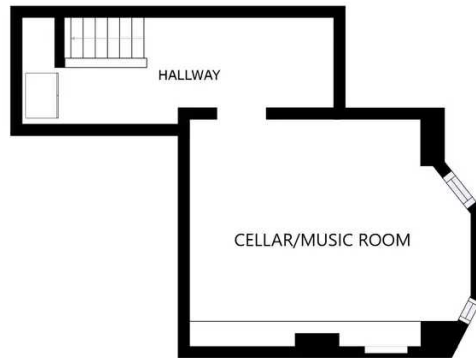
We'll keep you moving...





3RD FLOOR

GROSS INTERNAL AREA
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BASEMENT

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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: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents & valuers (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.