



Ridgway Road, Stoneygate

Guide Price £775,000

A FABULOUS detached property set within a coveted leafy suburb featuring a sympathetic GENEROUSLY SIZED single storey EXTENSION to the rear and a harmonious two storey extension to the side.





Entrance Porch

With original stain glazed leaded door and window, stairs to first floor, storage cupboard, tiled floor, radiator.



Reception Room One

12' 8" x 10' 10" (3.86m x 3.30m)

Measurements into bay window and recess. With double glazed bay window to the front elevation, built-in shelving and cupboard, radiator.

Sitting Room

17' 6" x 11' 5" (5.33m x 3.48m)

With double glazed window to the front elevation, double doors to the rear, feature stone fireplace, radiator.

Living/Dining Room

22' 0" x 16' 2" (6.71m x 4.93m)

With two double glazed bay windows to the rear elevation, inset ceiling spotlights, TV point, tiled floor, two radiators.



Kitchen Dining Room

31' 0" x 10' 4" (9.45m x 3.15m)

With double glazed French doors to the side patio, double glazed bay window to the rear elevation, skylight window, bespoke kitchen with one and a half bowl sink and drainer unit with a range of wall and base units with work surfaces over, built-in Bosch double oven and hob with extractor hood over, built-in microwave, tiled floor, part tiled walls, radiator.



Utility Room

11' 0" x 11' 0" (3.35m x 3.35m)

Measurement narrowing to 5'9". With double glazed door to the side elevation, double glazed window to the rear elevation, stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, plumbing for washing machine, plumbing for dishwasher, space for tumble dryer, cupboard housing boiler, tiled floor, part tiled walls, inset ceiling spotlights, radiator, door to garage.

Ground Floor WC

6' 8" x 4' 8" (2.03m x 1.42m)

With double glazed window to the side elevation, inset ceiling spotlights, wash hand basin, low-level WC, tiled floor, radiator.

Galleried Landing

With feature leaded stain glazed window to the rear elevation, loft access, radiator.

Bedroom One

18' 1" x 10' 6" (5.51m x 3.20m)

With two double glazed windows to the side elevation, double glazed window to the front elevation, fitted wardrobes, radiator.

Dressing Area

11' 0" x 4' 1" (3.35m x 1.24m)

With double glazed window to the front elevation, inset ceiling spotlights, fitted wardrobes, drawers, radiator.

Dressing Room

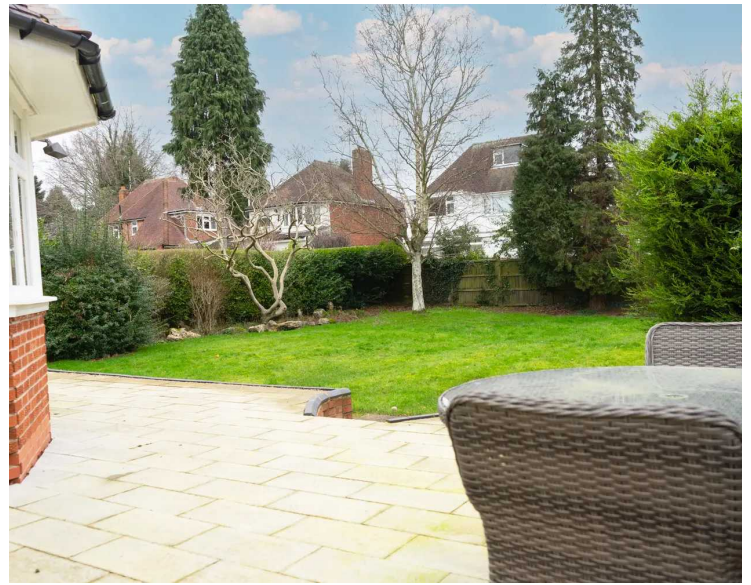
10' 7" x 4' 8" (3.23m x 1.42m)

With inset ceiling spotlights, built in dressing table and









En-Suite Shower Room

10' 6" x 5' 9" (3.20m x 1.75m)

With double glazed window to the rear elevation, tiled shower cubicle, twin vanity wash hand basins, tiled floor, part tiled walls, heated chrome towel rail, radiator.

Bedroom Two

13' 4" x 11' 0" (4.06m x 3.35m)

Measurement plus wardrobe space. With double glazed bay window to the front elevation, fitted wardrobe, radiator.

Bedroom Three

11' 5" x 10' 2" (3.48m x 3.10m)

With double glazed window to the front elevation, fitted wardrobes, radiator.

Bedroom Four

8' 10" x 7' 3" (2.69m x 2.21m)

With double glazed window to the front elevation, radiator.

Bathroom

11' 6" x 6' 9" (3.51m x 2.06m)

With double glazed window to the rear elevation, Jacuzzi bath, separate tiled shower cubicle, wash hand basin, built-in cupboards, mirror, low-level WC, tiled walls, tiled floor, inset ceiling spotlights, heated towel rail.

Front Garden

With lawn, hedge providing privacy.

Rear Garden

A mature established rear garden with a generous size paved patio area, steps leading down to lawn, flowerbeds and shrubs, trees and hedging to perimeter, fencing to side and rear, outside tap, gate to side access.

Driveway

Gravelled driveway providing off road parking.

Garage

Measuring 18'6" x 10'2". With up and over door to the front elevation, inset ceiling spotlights, power and lighting.



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

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