



Stoneygate Road, Stoneygate, Leicester, LE2 2BN

£595,000

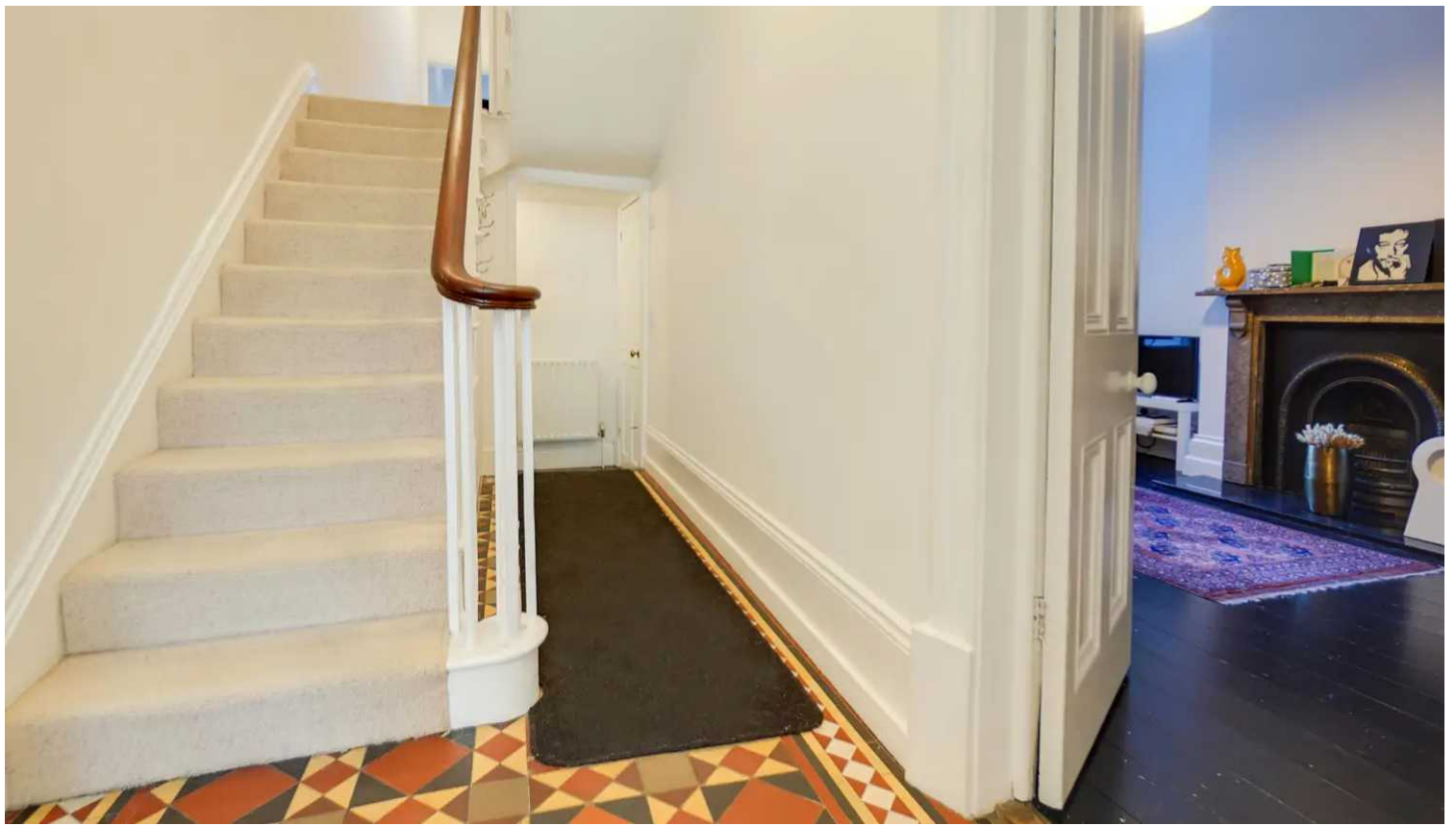
FIVE BEDROOM end-terrace home in Stoneygate with a wealth of original features.



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Entrance Hall

With original tiled flooring, cornicing to the ceiling, stairs to the first-floor landing and a radiator.

Ground Floor WC

With a double-glazed window to the side elevation, low level WC, wash hand basin, tiled flooring and extractor fan.

Cellar

Room One

15' 6" x 14' 0" (4.72m x 4.27m)
With power and lighting.

Room Two

13' 3" x 11' 10" (4.04m x 3.61m)
With power and lighting.



Reception Room One

15' 7" x 13' 9" (4.75m x 4.19m)

Maximum room measurements. With a double-glazed bay window to the front elevation, cornicing to the ceiling, ceiling rose, fireplace with stone surround and hearth and radiator.

Reception Room Two

13' 2" x 119' 0" (4.01m x 36.27m)

With doors to the rear elevation, cornicing to the ceiling, ceiling rose, fireplace with marble surround and a radiator.





Split-Level Kitchen Dining Room

21' 4" x 11' 2" (6.50m x 3.40m)

With two double-glazed sash windows to the side elevation, part wood and part tiled flooring, door to the rear elevation, breakfast bar with solid timber worktops, stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, gas cooker point, stainless steel chimney hood, stainless steel splash back, cupboard housing the boiler, built-in freezer, built-in dishwasher, built-in washing machine, inset ceiling spotlights, storage cupboard and two radiators.

First Floor Landing

A split level galleried landing with stairs to the second floor, storage cupboard and a radiator.

Bedroom One

15' 10" x 18' 5" (4.83m x 5.61m)

Maximum measurements. With a double-glazed bay window to the front elevation, a double glazed sash window to the front elevation and a radiator.

Bedroom Two

11' 7" x 13' 6" (3.53m x 4.11m)

Maximum measurements. With a double-glazed sash window to the rear elevation, an original fireplace and a radiator.









Bedroom Three

11' 3" x 8' 10" (3.43m x 2.69m)

With double-glazed sash window to the rear elevation and a radiator.

Bathroom

12' 0" x 8' 0" (3.66m x 2.44m)

With a double-glazed window to the side elevation, inset ceiling spotlights, a standing roll-top claw foot bath with mixer tap shower attachment, a separate walk-in shower cubicle with over head rainforest shower and hand-held shower, wash hand basin, low-level WC, partly tiled walls, wood effect flooring and a radiator with heated chrome towel rail.

Second Floor Landing

With a double-glazed Velux-style window to the side elevation and a radiator.

Bedroom Four

18' 0" x 13' 2" (5.49m x 4.01m)

(With restricted head height in areas) With a double glazed window to the front elevation, loft access and a radiator.

Bedroom Five

13' 5" x 12' 0" (4.09m x 3.66m)

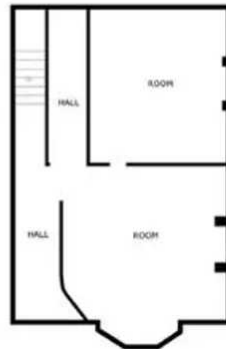
(With restricted head height in areas) With a double-glazed sash window to the rear elevation and a radiator.

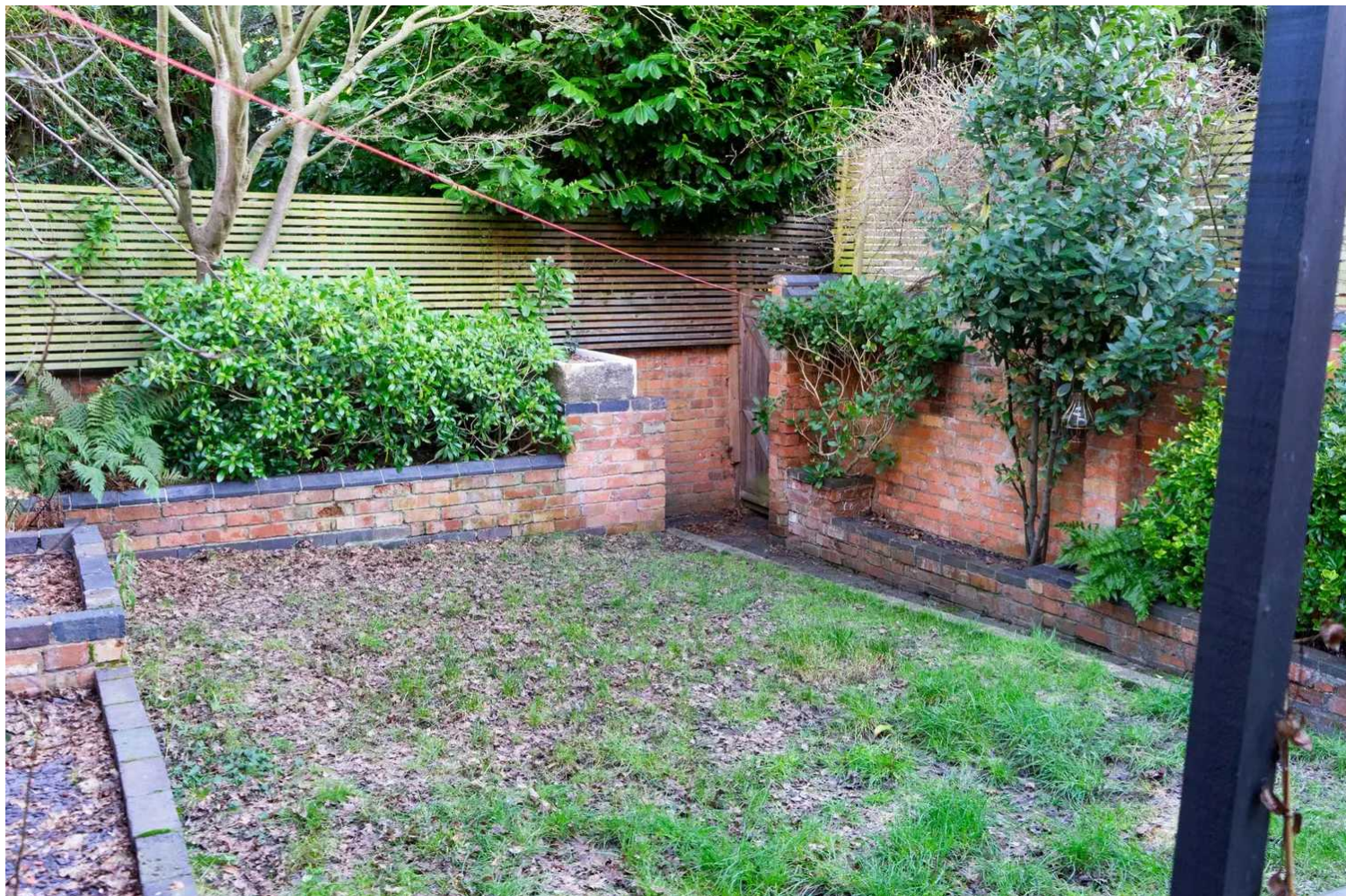
Front Garden

With a block paved driveway.

Rear Garden

A split-level walled rear garden with a block paved patio area to the rear and side, steps leading to a lawned area with raised flower beds, an outside store and gated rear access.





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: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

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