

## Holmfield Road, Stoneygate

£650,000

A detached BUNGALOW in STONEYGATE with THREE BEDROOMS, two reception rooms and a garden just under 200ft.





#### **Entrance Porch**

With tile flooring and internal door to:

#### **Entrance Hall**

22' 0" x 5' 10" (6.71m x 1.78m)

With two storage cupboards, a radiator and loft access with a down ladder leading to boarded loft space.

#### **Inner Hallway**

16' 2" x 4' 6" (4.93m x 1.37m)

With cloak hooks, two Velux sun tunnels, an internal door to the garage and a radiator.

#### **Reception Room**

22' 0" x 14' 0" (6.71m x 4.27m)

With patio doors to the rear garden, double-glazed window to the side elevation, living flame effect gas fire with hearth and fire surround, TV point, and radiator.

#### **Kitchen**

17' 1" x 10' 10" (5.21m x 3.30m)

With double glazed window to the front elevation, a double-glazed door to the side elevation, a one-and-a-half bowl stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, fridge, freezer, dishwasher, display cabinets, under-unit lighting and plumbing for two appliances.





**Dining Room/Bedroom Four**

15' 11" x 11' 0" (4.85m x 3.35m)

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

**Bedroom One**

17' 0" x 10' 10" (5.18m x 3.30m)

With a double-glazed window to the rear elevation, a double-glazed door to the side elevation, fitted wardrobes and a radiator.

**En-Suite**

7' 5" x 6' 10" (2.26m x 2.08m)

With a double-glazed window to the side elevation, bath with electric shower over, wash hand basin, WC, inset ceiling spotlight, extractor fan, tiled walls, tiled flooring and a heated chrome towel rail.



**Bedroom Two**

14' 0" x 11' 0" (4.27m x 3.35m)

With a double-glazed window to the rear elevation, a built-in wardrobe and a radiator.

**Bedroom Three/Study**

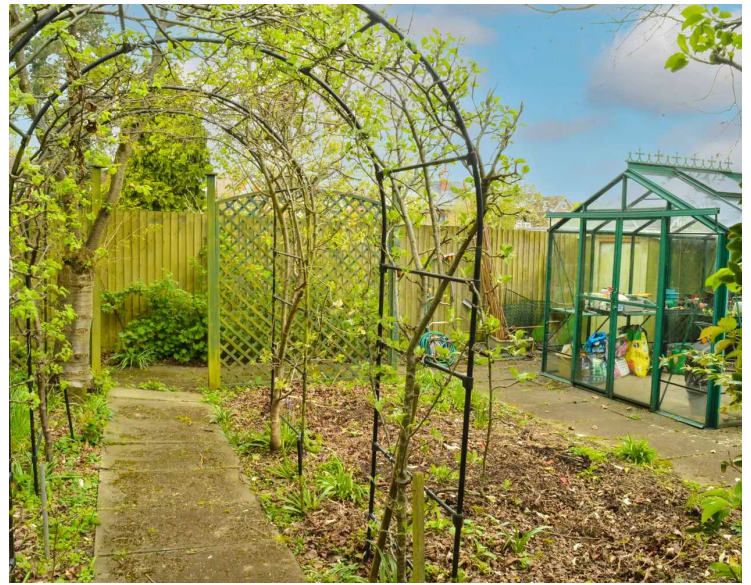
9' 8" x 7' 8" (2.95m x 2.34m)

With a double-glazed window to the rear elevation, fitted furniture inc desk, shelving, cupboards, drawers and a radiator.









### **Family Bathroom**

10' 10" x 7' 7" (3.30m x 2.31m)

(Narrowing to 2.2m) With a double-glazed window to the side elevation, inset ceiling spotlights, extractor fan, bath with shower over, wash hand basin, WC and heated chrome towel rail.

### **Rear Garden**

This is a particular feature of this property - the private garden is just under 200ft and has a paved patio area, further paved seating area to the side, an extensive mainly lawned rear garden with shaped flower beds, an array of established shrubs and flowers, gate to side access, paved path to the side with further flower beds, fenced perimeters, a path leading to a paved area with summer house, which has power, mains water supply to the rear of the garden, further paved area to the rear with vegetable plot, mature trees, seating area and a greenhouse.

### **Front Garden**

Walled front garden with outside lighting.

### **Driveway**

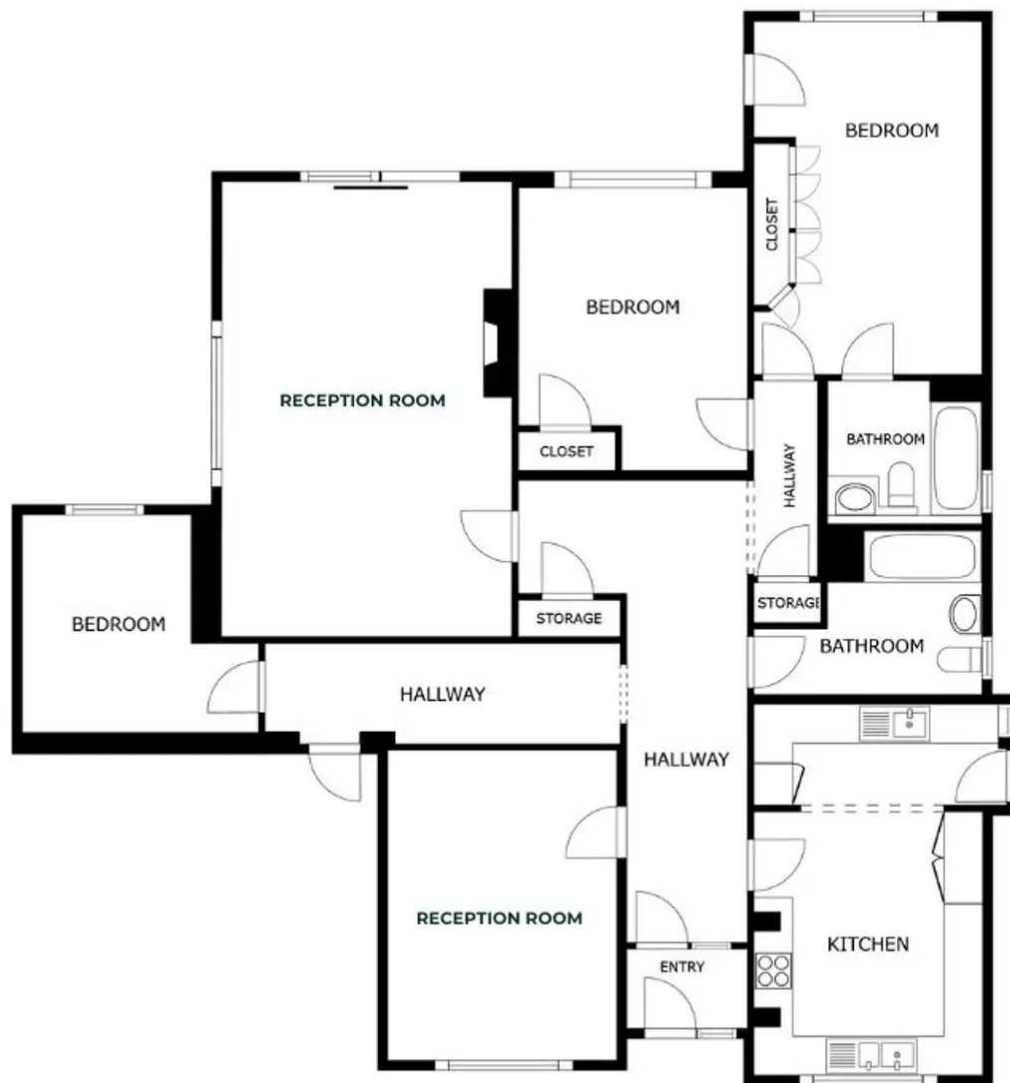
Walled garden frontage with a tarmac driveway leading to further land to the side with flower beds and shrubs - providing further scope for extra driveway (if req).

### **Garage**

5.39m x 5.07m with electric up and over door to the front elevation, window to the side elevation, power and lighting.

Internal Floor Area - 150m<sup>2</sup> (excluding garage)

Plot Area - 1310m<sup>2</sup> (0.32 of an acre)



FLOOR PLAN





The property is well located for everyday amenities and services, including 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 a short distance you'll 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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