



Springfield Road, Stoneygate

Offers Over £510,000

A SPACIOUS THREE STOREY period family home including three reception rooms, SIX BEDROOMS, ground floor shower room and a ground and first floor bathroom.



0116 274 5544





Entrance Hall

With tiled floor, stairs to first floor, stairs to basement/cellar, cast iron radiator.

Reception Room One

18' 0" x 14' 0" (5.49m x 4.27m)

Measurement into bay window. With bay window to the front elevation, ceiling coving, ceiling cornice, chimney breast with fire surround and hearth, radiator.

Reception Room Two

18' 6" x 14' 0" (5.64m x 4.27m)

With windows to the rear elevation, French doors to the rear garden, chimney breast with marble surround and hearth, ceiling coving, two radiators.

Reception Room Three

11' 10" x 10' 7" (3.61m x 3.23m)

With window to the rear elevation, radiator.

Fitted Kitchen

15' 10" x 7' 6" (4.83m x 2.29m)

With window to the side elevation, ceramic tiled floor, a range of wall and base units with work surfaces over, inset sink, drainer and mixer tap, part tiled walls, inset four ring electric ceramic hob and double oven with extractor hood over, plumbing for dishwasher, space for fridge freezer, access leading to:



Lobby

With door to rear garden.

Ground Floor Shower Room

10' 0" x 7' 10" (3.05m x 2.39m)

Measurement also 5' x 3'8". With window to the front elevation, low-level WC, shower area, tiled walls, ceramic tiled floor.

Ground Floor Bathroom

8' 0" x 6' 10" (2.44m x 2.08m)

With window to the rear elevation bath with shower over and shower screen, wash hand basin, plumbing for washing machine, stainless steel sink with base unit, tiled walls.

Ground Floor WC

With low-level WC.

First Floor Landing

With leaded and glazed skylight effect window, ceiling coving, stairs to second floor.

Bedroom One

15' 0" x 13' 3" (4.57m x 4.04m)

With window to the front elevation, chimney breast, built-in cupboard, ceiling coving, radiator.

Bedroom Two

16' 6" x 12' 2" (5.03m x 3.71m)

With windows to the rear elevation, built-in cupboard, further built-in cupboard with wash hand basin, radiator.









SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Bedroom Three

15' 0" x 8' 0" (4.57m x 2.44m)

With windows to the rear elevation, cast iron radiator.

Bedroom Four

10' 5" x 9' 5" (3.18m x 2.87m)

With window to the front elevation, cast iron radiator.

Bathroom

With window to the rear elevation, bath with shower over, wash hand basin with storage below, built-in cupboard, chrome heated towel rail.

WC

With window to the rear elevation, low-level WC.

Second Floor Landing

With storage cupboards.

Bedroom Five

15' 0" x 13' 10" (4.57m x 4.22m)

Measurement plus recess area. With window to the front elevation, built-in cupboard, cast iron radiator.

Bedroom Six

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

With skylight style window, shower cubicle, wash hand basin.

Front Garden

Paved frontage.

Rear Garden

A well maintained established mature rear garden with paved patio seating area, lawn, flowerbeds and shrubs, fencing to perimeter, access to driveway and garage.

Driveway 2 vehicles

Situated to the rear of the property accessed from Avenue Road.

Garage 2 vehicles

A double garage situated to the rear of the property accessed from Avenue Road.



FLOOR 2

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FLOOR 3

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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

Energy Rating: E

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