



Stoughton Drive North, Evington Bordering Stoneygate

In Excess of £800,000

As an agent, we feel that this is a WONDERFUL opportunity to purchase an EXTENDED and spacious SIX BEDROOM three storey semi-detached home. Placed within the grounds is an annexe providing TWO SELF CONTAINED APARTMENTS. Planning permission is granted for an extension within the gardens.



0116 274 5544





Entrance Hall

Via a solid wooden door, uPVC double glazed window, wood effect floor, under stairs storage, ceiling coving, dado rail, stairs to first floor, radiator.

Reception Room One 21' 10" x 17' 5" (6.65m x 5.31m)

Measurement into bay window. With uPVC double glazed bay window to the rear elevation, uPVC double glazed window to the side elevation, oak floor, ceiling coving, dado rail, two ceiling roses, living flame gas fire with marble surround and hearth, TV point, radiator.

Reception Room Two 15' 1" x 13' 10" (4.60m x 4.22m)

With uPVC double glazed window to the front elevation, timber beams, ceiling coving, ceiling rose, wood burning fire with surround and hearth, wood effect floor, dado rail, TV point, door leading to:

Utility Area 5' 3" x 4' 0" (1.60m x 1.22m)

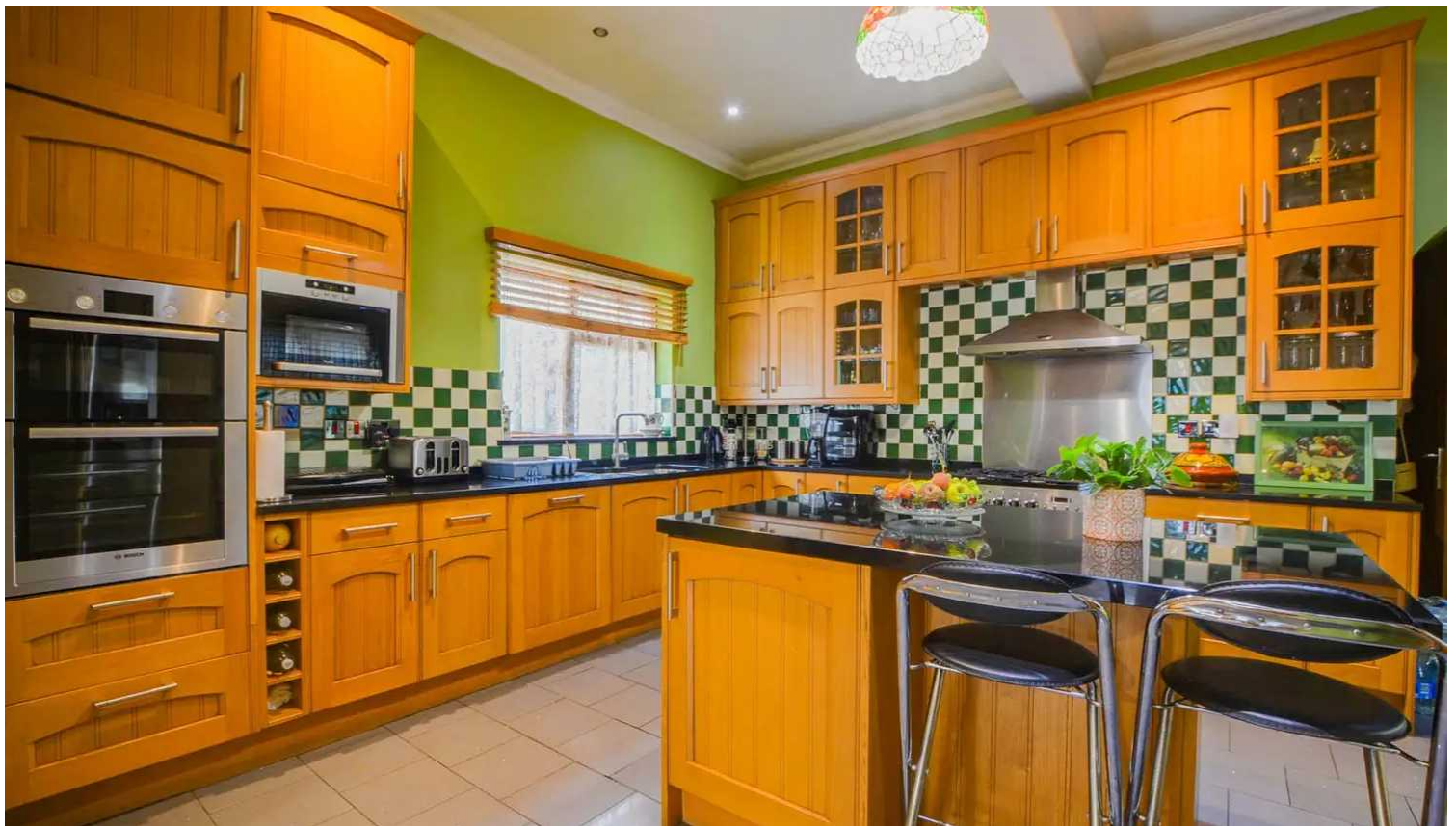
With double glazed window to the side elevation, work surface, plumbing for washing machine, space for tumble dryer, tiled floor, ceiling coving, door leading to:

Ground Floor WC

With uPVC double glazed window to the side elevation, low-level WC, bidet, wash hand basin, ceiling coving, tiled floor, tiled walls, radiator.

Dining Room 19' 0" x 15' 2" (5.79m x 4.62m)

With double glazed windows to the side and rear elevations, ceiling coving, wood effect floor, spotlights, fireplace with surround and hearth, TV point, ceiling coving, dado rail, radiator, archway leading to:



Fitted Kitchen 15' 3" x 13' 7" (4.65m x 4.14m)

With uPVC double glazed windows to the side elevations, ceramic tiled floor, a range of oak wall and base units with solid granite work surface over, breakfast island with solid granite work surface, double stainless steel sink and mixer tap, integrated double oven, integrated micro oven, freestanding five ring gas hob and oven (available under separate negotiation if required), filter hood over, stainless steel splash back, space for fridge freezer, part tiled walls, ceiling coving, spotlights, radiator.

Lobby

With access to the front and rear, tiled floor, storage.

First Floor Landing

With double glazed windows to the front, side and rear elevations, ceiling coving, dado rails, spotlights, radiator.

Bedroom One 15' 1" x 12' 3" (4.60m x 3.73m)

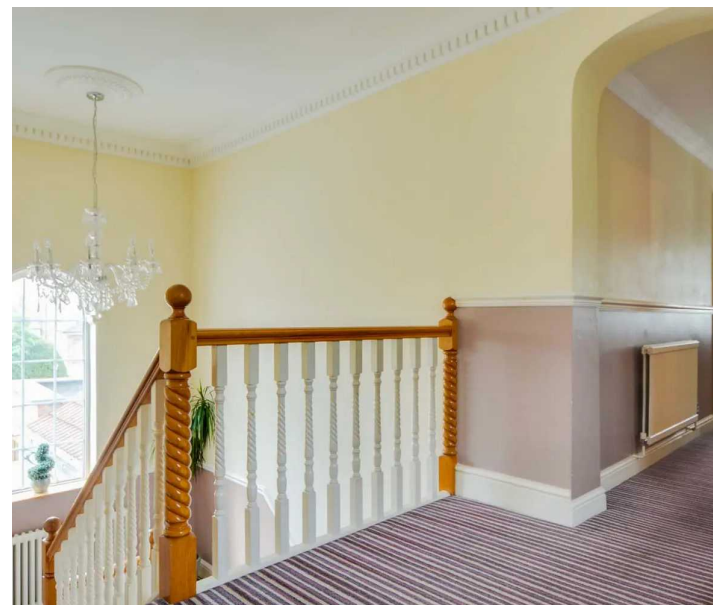
With double glazed windows to the rear and side elevations, ceiling coving, electric fire with surround and hearth, radiator.

En-Suite 6' 4" x 3' 6" (1.93m x 1.07m)

With uPVC double glazed window to the side elevation, shower cubicle with shower, low-level WC, wash hand basin with storage below, tiled walls, tiled floor, radiator.

Bedroom Two 17' 2" x 10' 1" (5.23m x 3.07m)

Measurement narrowing to 8'9" x 9'. With double glazed windows to the side and rear elevations, ceiling coving, radiator.







En-Suite 8' 1" x 7' 5" (2.46m x 2.26m)

With uPVC double glazed window to the side elevation, bath with shower over and shower screen, wash hand basin with storage below, tiled walls, built-in cupboard, ladder style towel rail/radiator.

Bedroom Three

With double glazed window to the rear elevation, radiator.

Inner Landing

With access to:

Bedroom Four 14' 0" x 7' 8" (4.27m x 2.34m)

With double glazed French doors to the side elevation, radiator.

Dressing Room/Study 9' 2" x 6' 2" (2.79m x 1.88m)

With double glazed window to the side elevation, radiator.

En-Suite Shower Room 5' 10" x 5' 6" (1.78m x 1.68m)

With uPVC double glazed window to the side elevation, shower cubicle with shower, low-level WC, wash hand basin, part tiled walls, tiled floor, radiator.

Kitchen Two 9' 1" x 7' 0" (2.77m x 2.13m)

With uPVC double glazed window to the side elevation, a range of wall and base units with work surface over, stainless steel sink, drainer and mixer tap, space for electric cooker, extractor hood, space for fridge, part tiled walls, radiator.

Separate WC

With double glazed window to the side elevation, low-level WC, wash hand basin, part tiled walls, radiator.

Second Floor Landing

With access to the following rooms:

Bedroom Five 15' 5" x 14' 0" (4.70m x 4.27m)

With double glazed window to the front elevation, radiator.

En-Suite 6' 8" x 4' 8" (2.03m x 1.42m)

With double glazed window to the side elevation, shower cubicle with shower, low-level WC, wash hand part tiled walls, tiled floor, radiator.

Bedroom Six 15' 3" x 12' 3" (4.65m x 3.73m)

With double glazed window to the side elevation, TV point, radiator.



En-Suite 8' 0" x 3' 10" (2.44m x 1.17m)

With double glazed window to the side elevation, shower cubicle with shower, low-level WC, wash hand basin, part tiled walls, tiled floor, radiator.

Annexe

Apartment One

Bedroom/Living Room 16' 4" x 12' 0" (4.98m x 3.66m)

With double glazed window to the front elevation, double glazed door, wood effect floor, radiator.

Kitchenette 7' 3" x 6' 2" (2.21m x 1.88m)

With double glazed window to the side elevation, tiled floor, a range of oak wall and base units with work surfaces over, stainless steel sink, drainer and mixer tap, part tiled walls, plumbing for washing machine, radiator.

Shower Room 7' 3" x 4' 2" (2.21m x 1.27m)

With shower cubicle with shower, low-level WC, wash hand basin, tiled walls, radiator.

Apartment Two

Living Dining Kitchen 20' 6" x 7' 2" (6.25m x 2.18m)

Irregular shape. With skylight window, double glazed window to the front elevation, ceramic tiled floor, a range of wall and base units with work surfaces over, stainless steel sink, drainer and mixer tap, part tiled walls, space for cooker, space for fridge freezer, radiator.

Bedroom 12' 5" x 11' 0" (3.78m x 3.35m)

Irregular shape. With uPVC double glazed window to the side elevation, wood effect floor, ceiling coving, radiator.

Shower Room 6' 10" x 6' 2" (2.08m x 1.88m)

Irregular shape. With uPVC double glazed window to the side elevation, shower cubicle with shower, low-level WC, wash hand basin, tiled walls, built-in cupboard with plumbing for washing machine, ladder style towel rail/radiator.

Rear Garden

With paved patio area, steps down to lower patio area, lawn, shrubs and trees.

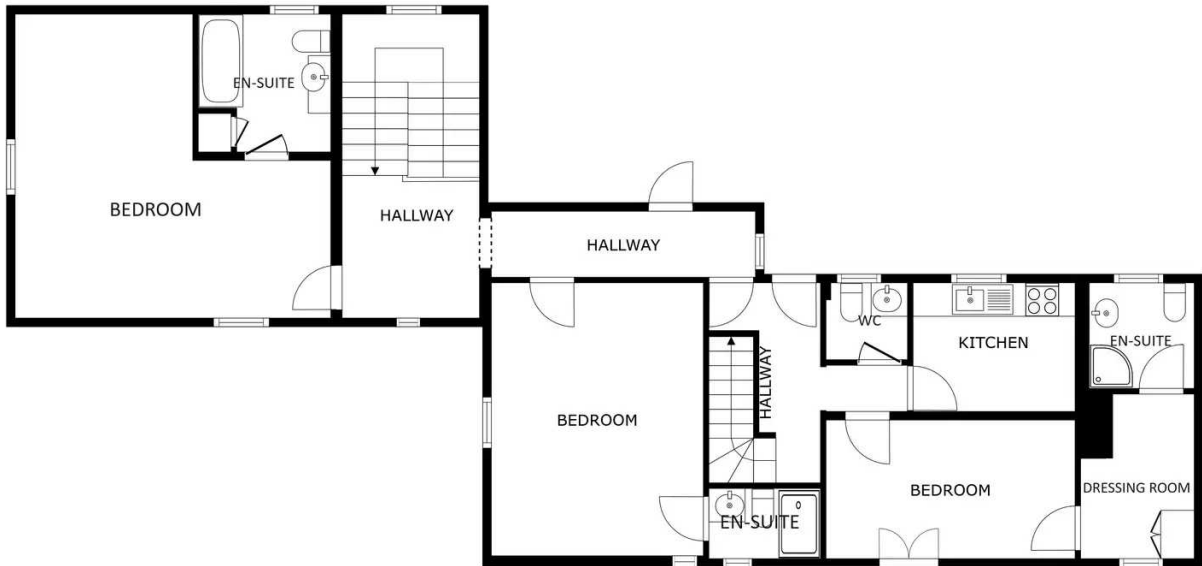
Driveway 10 Vehicles

Providing off road parking.



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 126.2 m² FLOOR 2 114.0 m² FLOOR 3 43.4 m²
 TOTAL : 283.6 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 126.2 m² FLOOR 2 114.0 m² FLOOR 3 43.4 m²
 TOTAL : 283.6 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





FLOOR 3

GROSS INTERNAL AREA
FLOOR 1 126.2 m² FLOOR 2 114.0 m² FLOOR 3 43.4 m²
TOTAL : 283.6 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The property is well located for everyday local amenities and services, including local public and private schooling with Madani Muslim Secondary School situated on Evington Valley Road, and Masjid Umar Mosque and Islamic Centre both within minutes' walk of the property. Everyday amenities can be found along Evington Road, Leicester City Centre and neighbouring Stonegate and Clarendon Park. Leicester University, Leicester Royal Infirmary and Leicester General Hospital are also easily accessible.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: F

We'll keep you moving...



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