

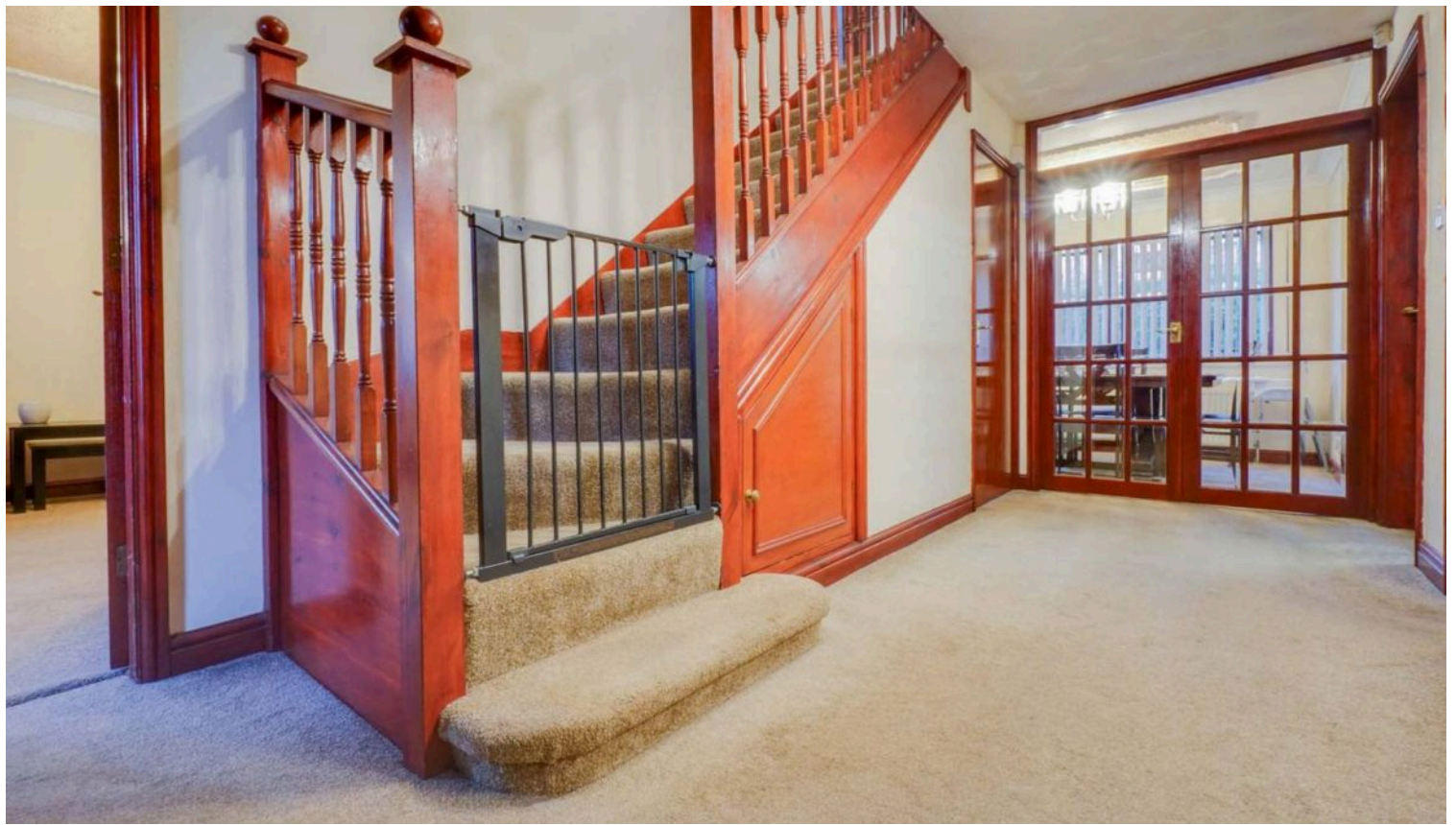
## Avenue Road, Stoneygate

In Excess of £650,000

Impressive 1,700+ sq ft detached home with In-and-Out driveway, 29ft garage, FOUR double bedrooms, 28ft lounge-dining room, low-maintenance garden, and potential for alteration.







#### **Entrance Porch**

With internal door to the:

#### **Entrance Hall**

With stairs to the first floor and a radiator.

#### **Downstairs WC**

2' 6" x 5' 4" (0.76m x 1.63m)

With a WC, wash hand basin, tiled flooring and a heated towel rail.

#### **Family Room**

11' 4" x 15' 10" (3.45m x 4.83m)

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

#### **Open Plan L Shaped Lounge Dining Room**

28' 2" x 19' 8" (8.59m x 5.99m)

With a double-glazed window to the front elevation, patio doors and double-glazed window to the rear elevation, TV point and a radiator.

#### **Kitchen**

12' 0" x 11' 4" (3.66m x 3.45m)

With a double-glazed window to the rear elevation, a door to the rear elevation, a sink and drainer unit with a range of wall and base units with work surfaces over, an oven, a gas hob, plumbing for a washing machine and a radiator.







### First Floor Landing

With a double-glazed window to the front elevation, potential room for a study area, loft access and a radiator.

### Bedroom One

16' 0" x 11' 0" (4.88m x 3.35m)

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

### En-Suite

7' 5" x 3' 2" (2.26m x 0.97m)

With tiled shower cubicle with electric shower, WC, wash hand basin, extractor fan and a heated towel rail.

### Bedroom Two

16' 0" x 11' 5" (4.88m x 3.48m)

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

### Bedroom Three

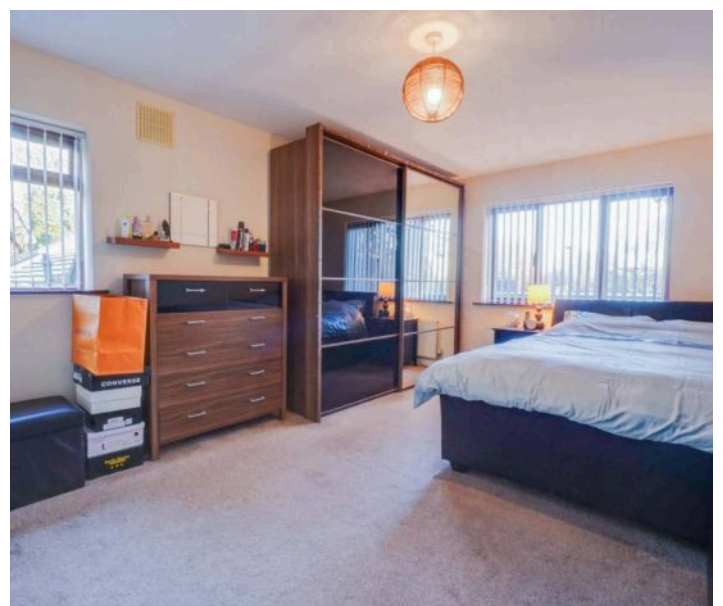
12' 0" x 11' 4" (3.66m x 3.45m)

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

### Bedroom Four

11' 0" x 8' 2" (3.35m x 2.49m)

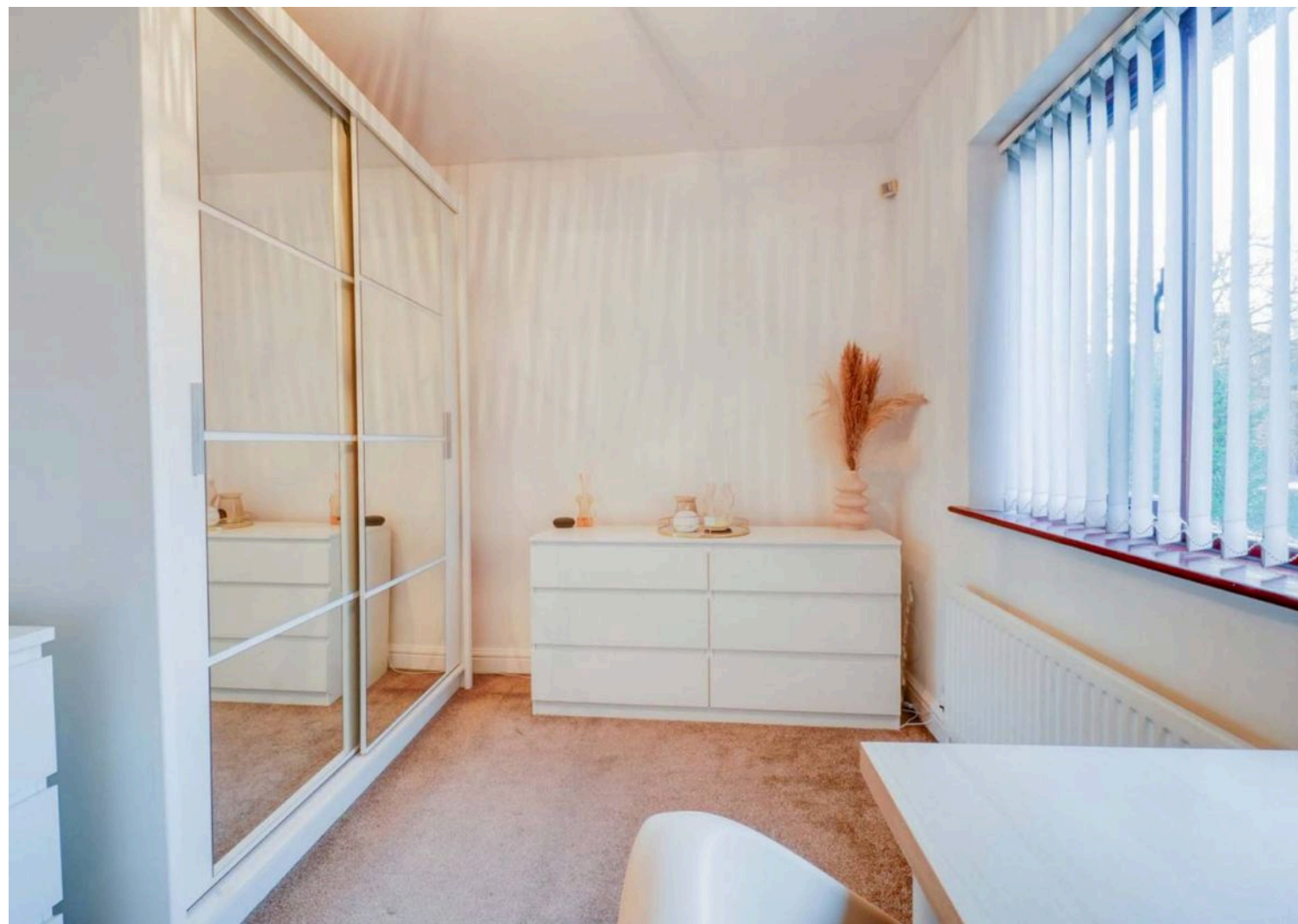
With a double-glazed window to the rear elevation and a radiator.

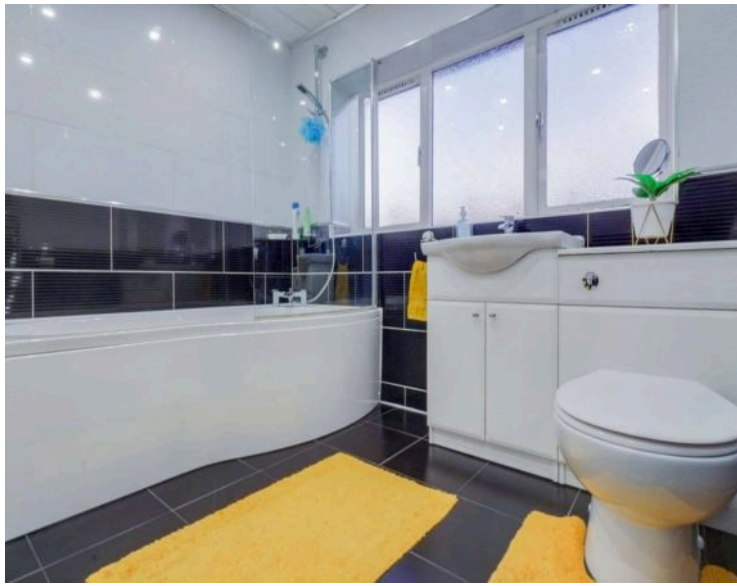












### **Bathroom**

8' 2" x 8' 0" (2.49m x 2.44m)

With a double-glazed window to the rear elevation, WC, bath, wash hand basin, tiled walls, tiled flooring and a heated chrome towel rail.

### **Front Garden**

With a walled front with in and out gated access.

### **Rear Garden**

With a paved patio seating area, Astro turf garden, fencing to the perimeter, shed and gate to the side access.

### **Driveway**

A gravelled driveway for approx 4 cars.

### **Garage**

21' x 8'7" with fold open door to the front elevation, door to the rear elevation, power and lighting.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







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: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

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