

Shirley Avenue, Stoneygate

£600,000

A PARTICULARLY ATTRACTIVE Art Deco style detached home occupying a CORNER PLOT with SPACIOUS accommodation. It retains much of its original CHARACTER and CHARM with scope for improvement, sub to relevant permissions.





Entrance Lobby

With original oak front door, internal door leading to:

Entrance Hall

With cloaks cupboard with original oak stripped floor and original window to the front elevation, large storage cupboard above, under stairs storage cupboard with matching original leaded window to the front elevation, stairs to first floor, radiator.

Ground Floor Shower Room

10' 0" x 7' 9" (3.05m x 2.36m)

With window to the side elevation, large tiled walk-in shower area, wash hand basin with storage cupboard below, low-level WC, radiator.

Sitting Room

25' 0" x 16' 0" (7.62m x 4.88m)

Measurement narrowing to 12'5". With two secondary glazed windows to the rear elevation, window and patio doors to sun lounge, feature fireplace, TV point, two radiators.

Sun Lounge

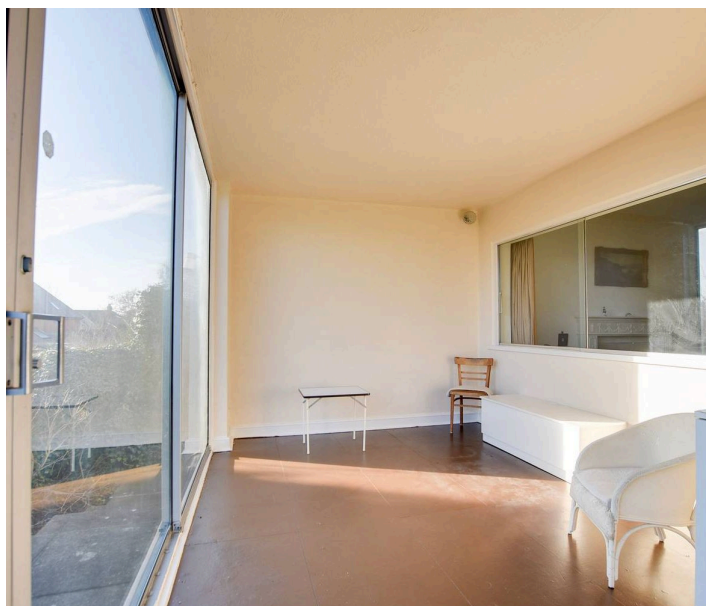
23' 0" x 10' 0" (7.01m x 3.05m)

Measurement narrowing to 6'4". With double glazed windows overlooking rear garden.

Reception Room Two

16' 0" x 13' 2" (4.88m x 4.01m)

With secondary double windows to the front and side elevation, radiator.





Fitted Kitchen Breakfast Room

12' 6" x 12' 6" (3.81m x 3.81m)

Measurement into recess. With secondary glazed windows to the front and side elevations, twin bowl stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, breakfast bar, wall mounted boiler, telephone point, radiator.

Lobby

With door to side elevation, leading to rear garden through gate, plumbing for washing machine three storage shelves.

First Floor Landing

With secondary glazed window to the front elevation, radiator.



Bedroom One

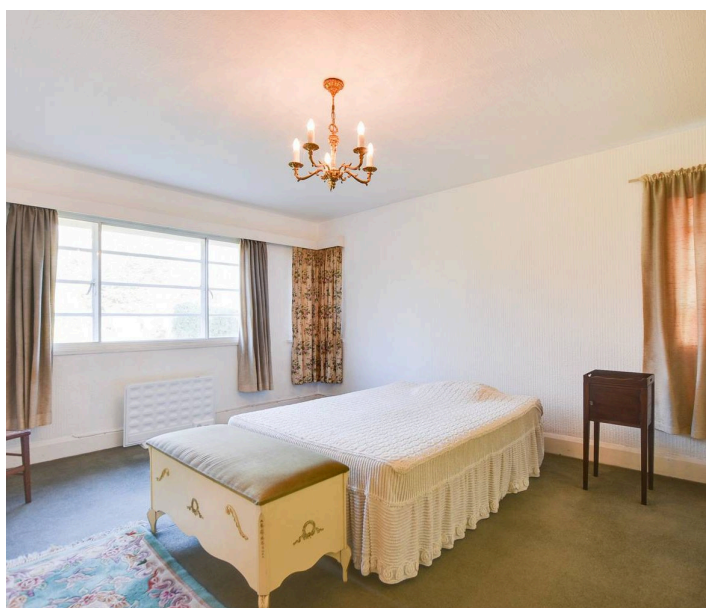
16' 0" x 13' 3" (4.88m x 4.04m)

With three secondary glazed windows to the rear elevation, secondary glazed window to the side elevation, fitted wardrobe with cupboard over, bookshelf, radiator.

Bedroom Two

16' 0" x 13' 0" (4.88m x 3.96m)

With secondary glazed windows to the front and side elevations, telephone point, telephone point, radiator.





Bedroom Three

12' 5" x 11' 3" (3.78m x 3.43m)

With secondary glazed window to the front and side elevations, pedestal wash hand basin, fitted wardrobe, large fitted cupboard, built-in bookshelves, radiator.

Bedroom Four

12' 6" x 11' 3" (3.81m x 3.43m)

With secondary glazed window to the rear elevation, pedestal wash hand basin, access to large loft, radiator.

Bathroom

7' 9" x 6' 9" (2.36m x 2.06m)

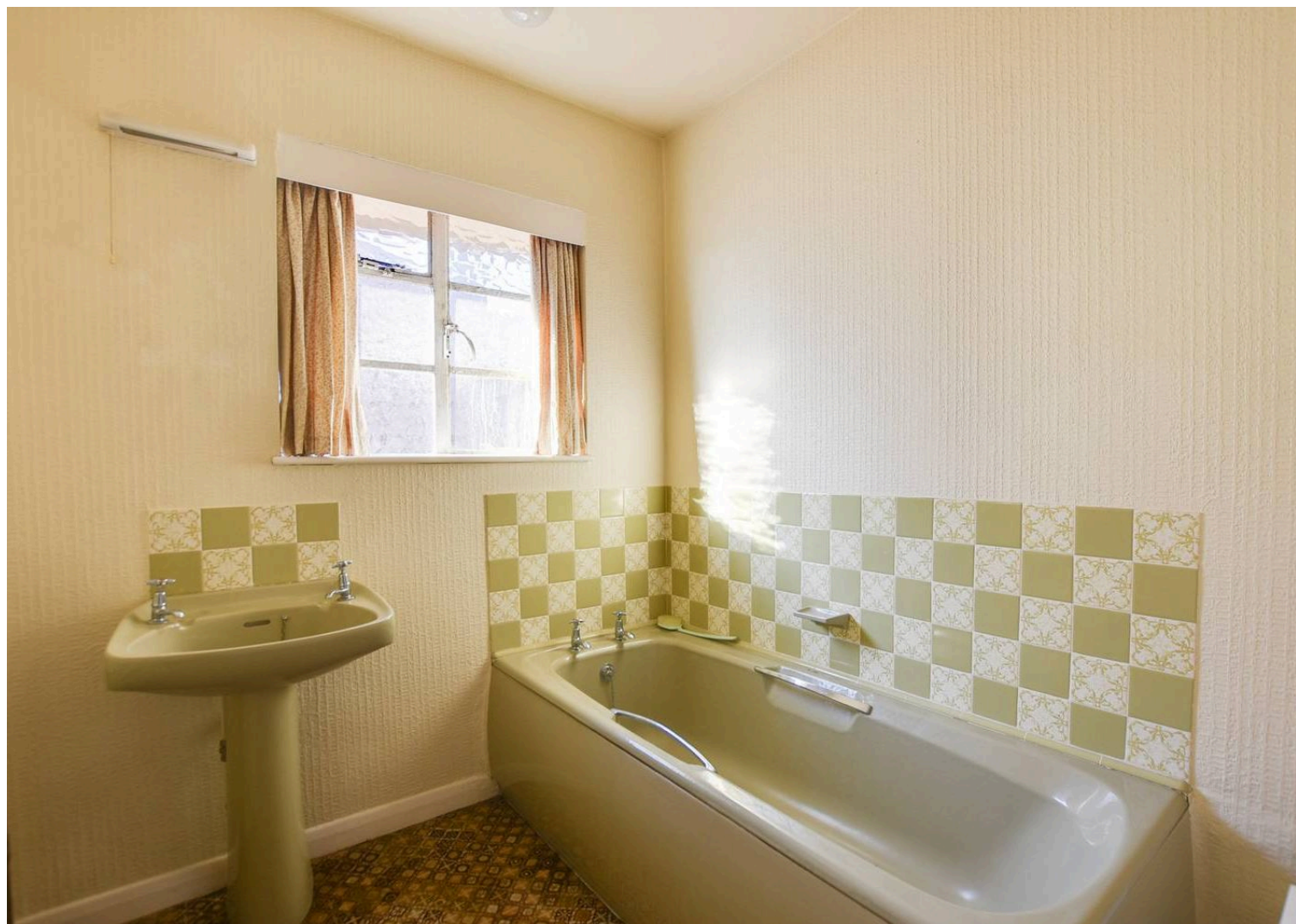
With window to the side elevation, bath, pedestal wash hand basin, airing cupboard, heated towel rail.

Separate WC

7' 10" x 2' 8" (2.39m x 0.81m)

With window to the side elevation, low-level WC original art deco tiled walls.









Front Garden

Gated access to the side leading to a lawn front garden with hedging providing privacy, further lawn area to the side with mature trees providing further privacy, walled garden, further gated access from Shirley Road.

Rear Garden

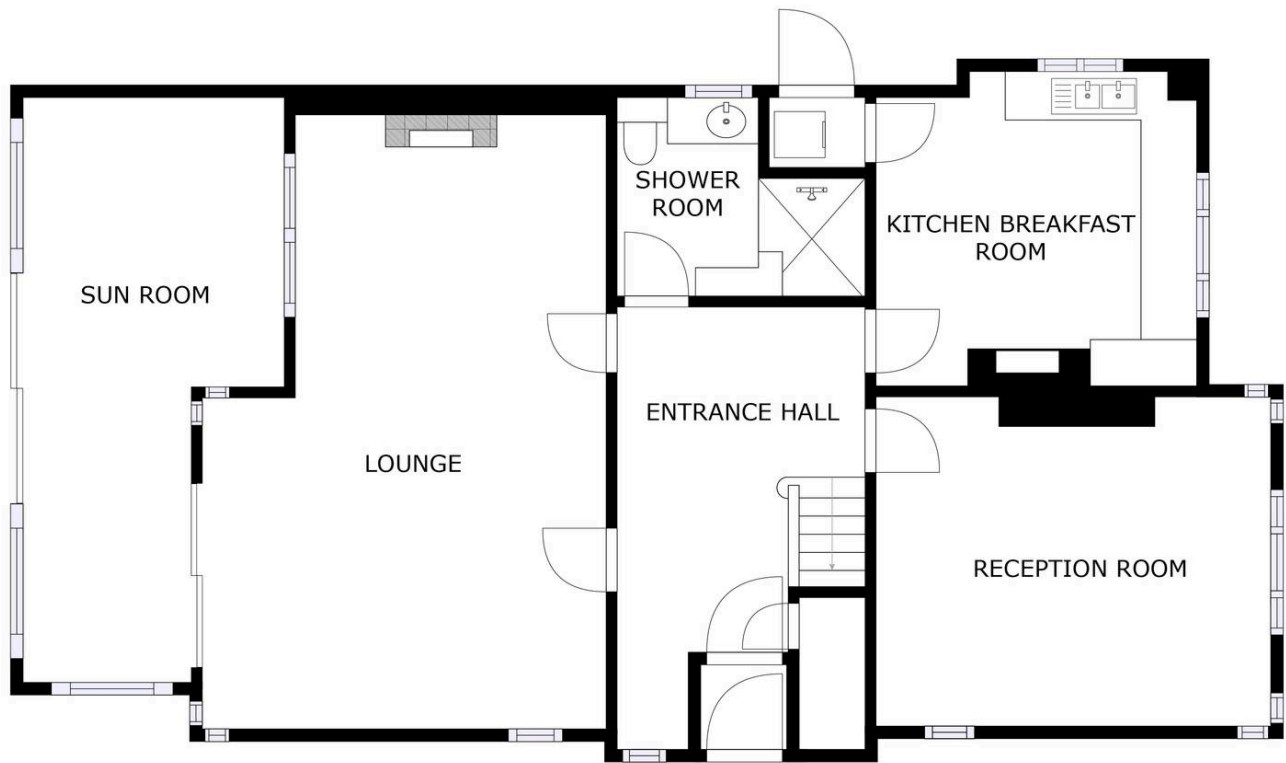
With patio area leading to a generous mainly lawn rear garden with a variety of flowerbeds and mature shrubs and hedging to the side, trees, space for shed, door to garage, gate to the side leading to front door.

Garage

Separate from the main residence accessed via Shirley Avenue with fold open doors to the front elevation (limited access), door to rear garden, providing ideal home office or further accommodation, subject to necessary regulations.

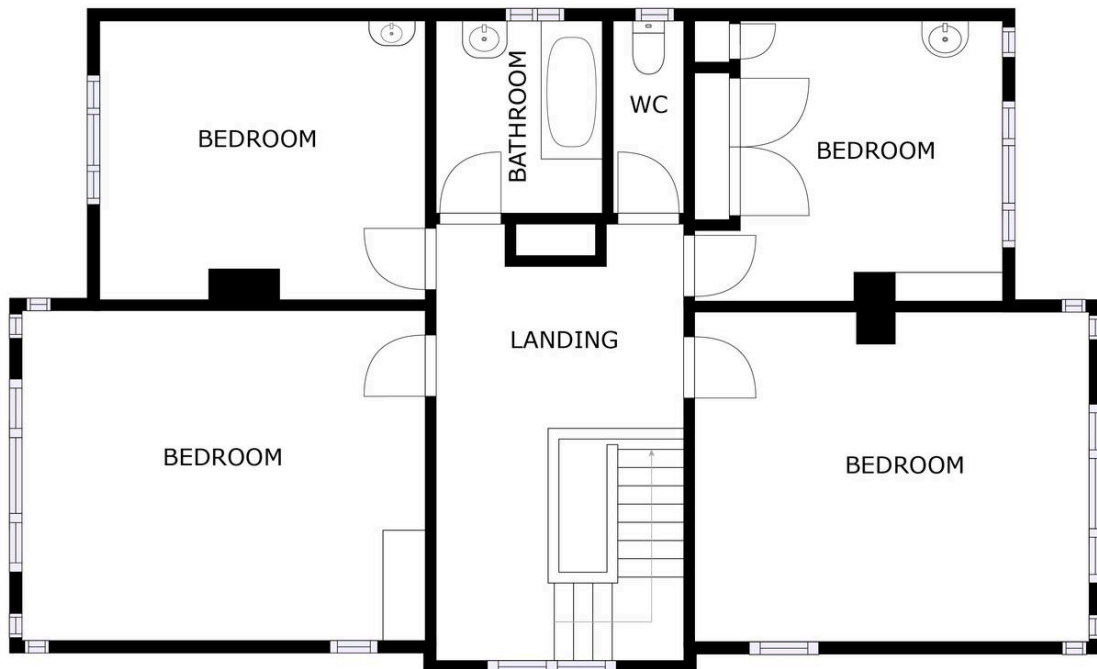
Parking

Driveway accessed via Shirley Avenue providing off road parking leading to garage.



1ST FLOOR

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



2ND FLOOR

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

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