

## Holmfield Road, Stoneygate

£525,000

An attractive bay-fronted period semi-detached home that combines ORIGINAL CHARACTER with stylish MODERN FINISHES. The accommodation includes a stunning kitchen breakfast room and FIVE BEDROOMS.





#### Entrance Hall

With original secondary double glazed stain glazed window to the side elevation, stairs to first floor, under stairs storage cupboard, tiled floor, traditional style radiator.

#### Sitting Room

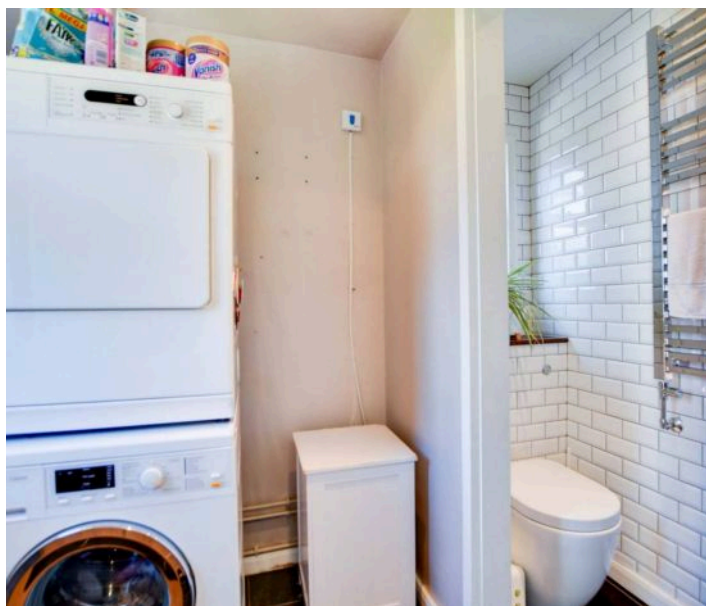
16' 0" x 12' 5" (4.88m x 3.79m)

With double glazed bay window to the front elevation, window shutters, period style fireplace with tiled inset and fire surround, ceiling cornice, picture rail, two tall radiators, under floor heating.

#### Dining Room

14' 1" x 12' 2" (4.28m x 3.72m)

With double glazed French doors to the rear elevation, secondary double glazed part leaded stain glazed window to the side elevation, ceiling cornice, picture rail, period style fireplace with fire surround, wooden floor, radiator.



#### Kitchen Breakfast Room

19' 4" x 10' 6" (5.90m x 3.20m)

With two double glazed windows to the side elevation, double glazed window to the rear elevation, inset ceiling spotlights, part lowered ceiling with inset lighting and speakers, built-in sink, a range of wall and base units with granite work surface over, breakfast bar with wine cooler and TV point, two built-in ovens, built-in dishwasher, built-in fridge and freezer, tile effect floor, plinth heater, traditional style radiator.



### **Lobby**

With door to the side elevation.

### **Utility Room/Ground Floor WC**

7' 3" x 5' 7" (2.20m x 1.70m)

With double glazed windows to the rear and side elevations, low-level WC, wash hand basin, part tiled walls, plumbing for a washing machine, radiator.

### **First Floor Galleried Landing**

With double glazed window to the front elevation, secondary double glazed leaded stain glazed window to the side elevation, stairs to second floor, loft access, dado rail, two radiators.

### **Bedroom One**

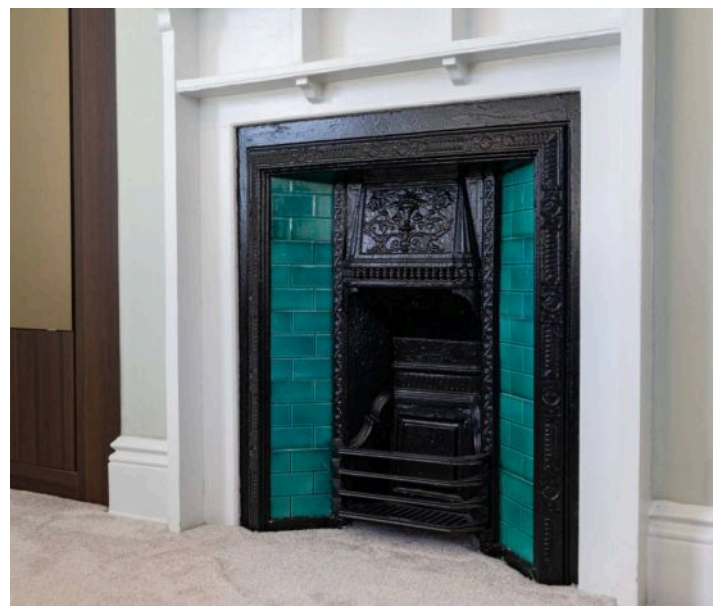
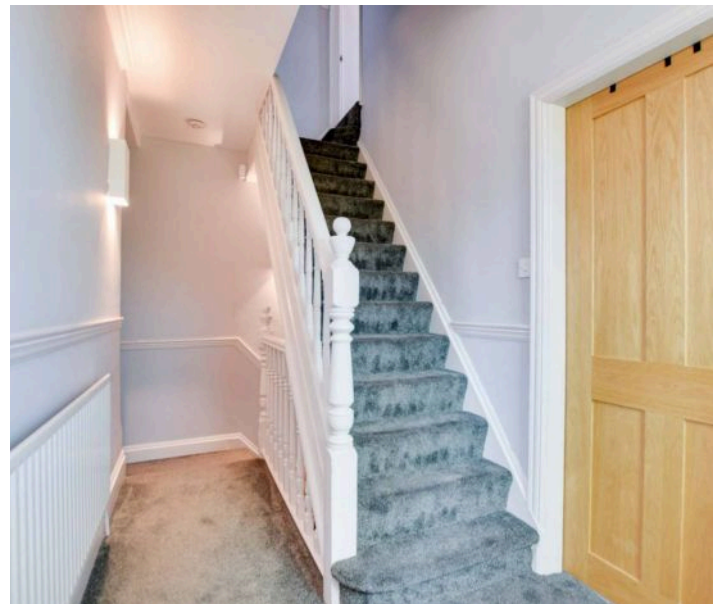
13' 11" x 10' 11" (4.24m x 3.34m)

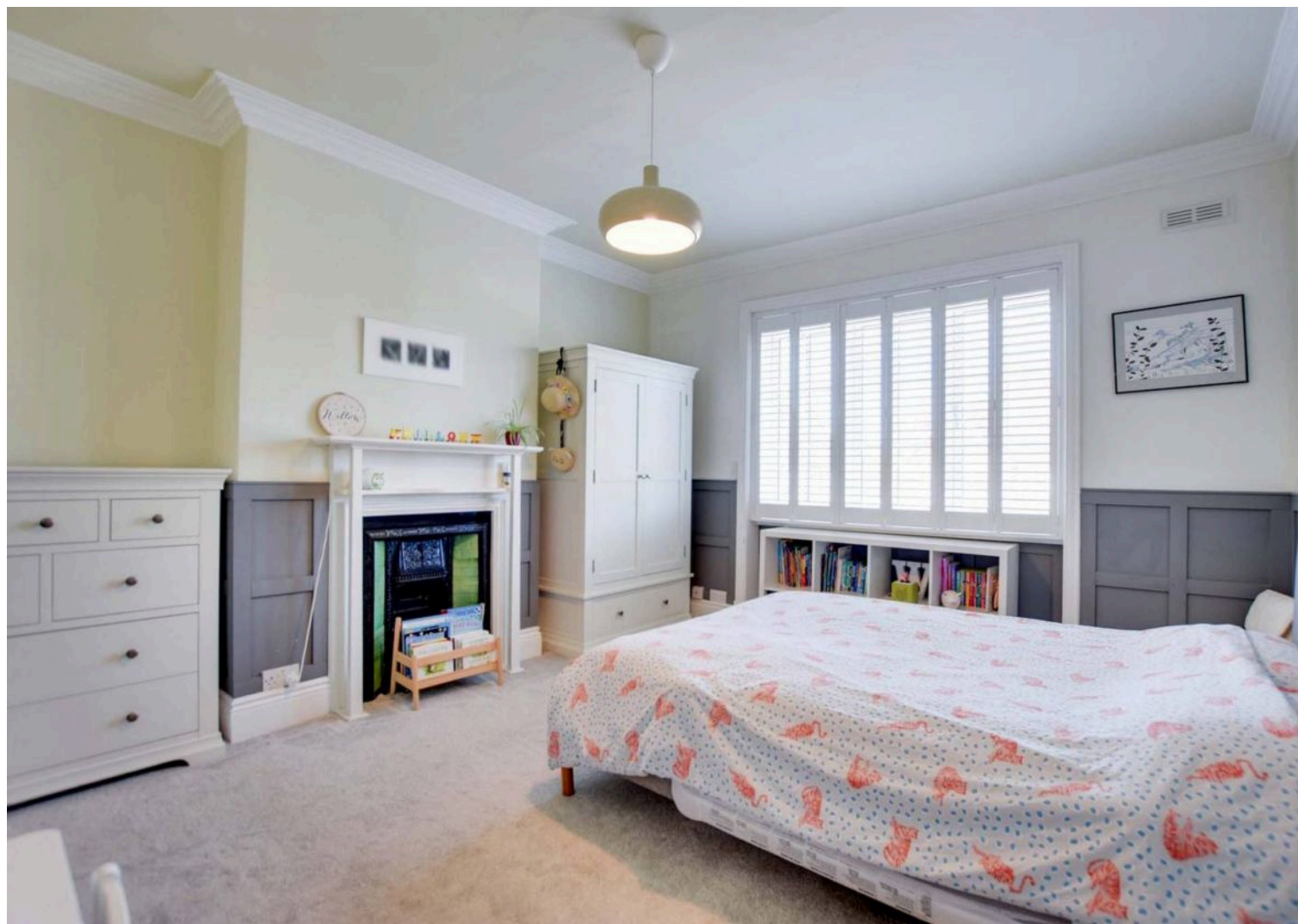
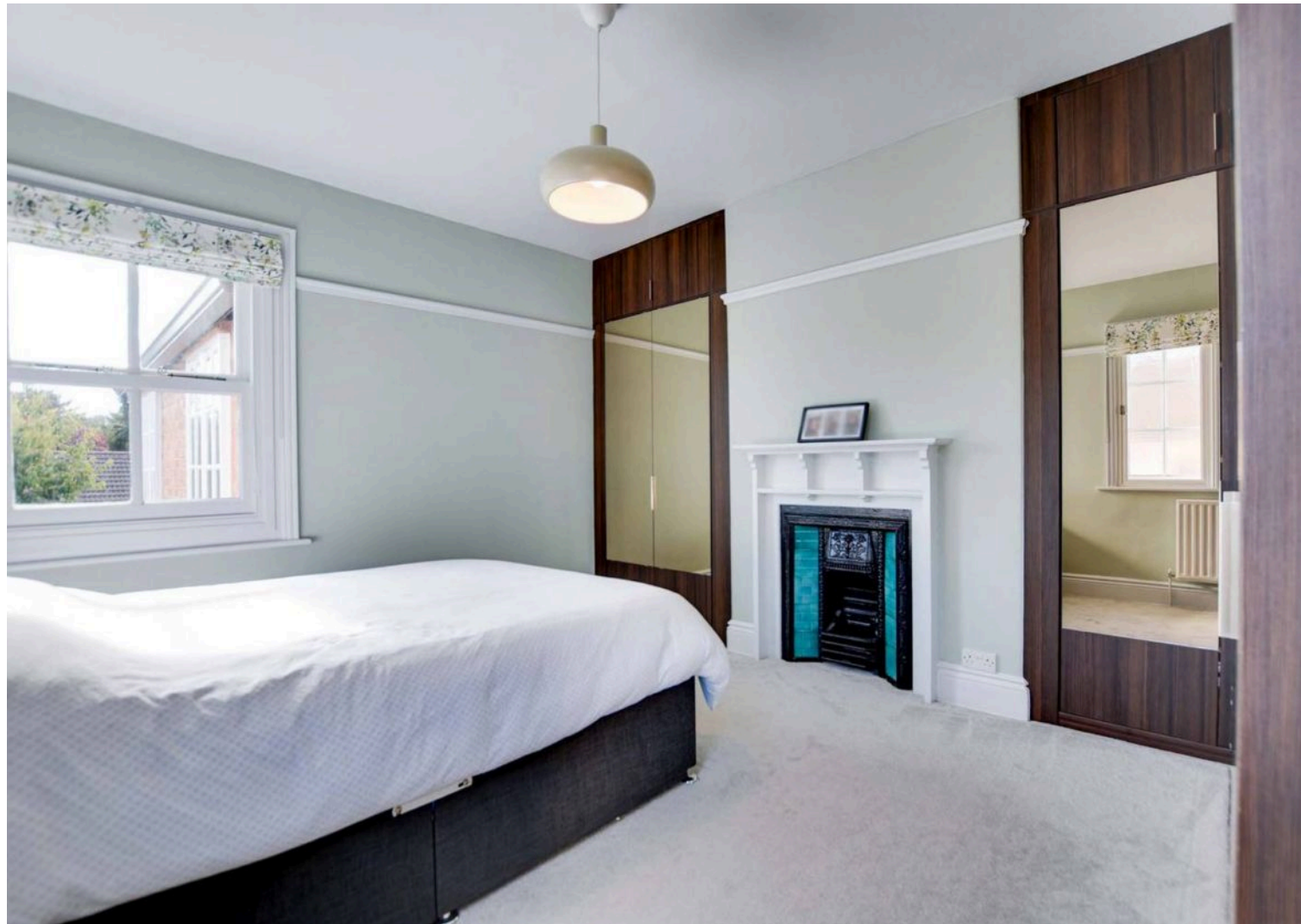
Measurement plus wardrobe space. With double glazed mock sash windows to the rear elevations, secondary double glazed window to the side elevation, fitted mirrored wardrobes, picture rail, period style fireplace with tiled inset and fire surround, radiator.

### **Bedroom Two**

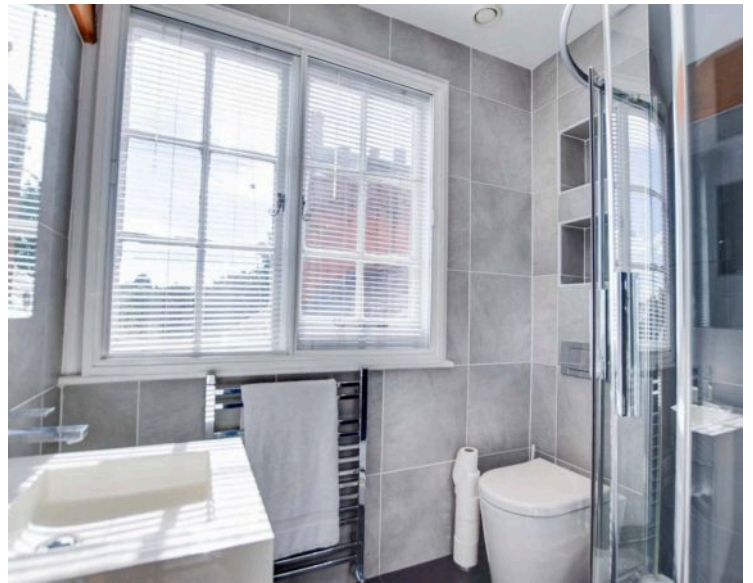
13' 7" x 12' 6" (4.15m x 3.81m)

With double glazed bay window to the front elevation, window shutters, part wood panel walls, ceiling coving, period style fireplace with tiled inset and fire surround, radiator.









### **Bedroom Three**

11' 2" x 7' 3" (3.41m x 2.21m)

With secondary double glazed window to the side elevation, original style built-in cupboard, radiator.

### **Bathroom**

10' 4" x 7' 3" (3.16m x 2.22m)

With secondary double glazed windows to the rear and side elevations, bath, separate walk-in tiled shower with overhead rainforest shower and handheld shower, wash hand basin, low-level WC, inset ceiling spotlights, tiled floor, tiled walls, under floor heating, heated chrome towel rail.

### **Second Floor Landing**

With access to the following rooms:

### **Bedroom Four**

14' 3" x 12' 7" (4.34m x 3.83m)

With double glazed window to the front elevation, window shutters, built-in cupboard, wooden floor, original style fireplace, radiator.

### **Bedroom Five**

12' 2" x 11' 11" (3.71m x 3.64m)

With two skylight windows to the side elevation, fitted wardrobes, built-in cupboard, radiator.

### **En-Suite Shower Room**

6' 7" x 4' 7" (2.01m x 1.40m)

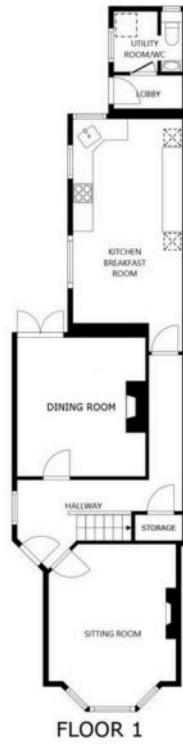
With secondary double glazed window to the rear elevation, inset ceiling spotlights, extractor fan, tiled shower cubicle with overhead rainforest shower and hand held shower, built-in recess shelving, low-level WC, wash hand basin, tiled walls, tiled floor, under floor heating, heated towel rail.

### **Front Garden**

A block paved frontage with iron fencing and gated access.

### **Rear Garden**

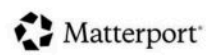
With block paved patio area, lawn, fenced and walled perimeter, raised decked area with storage shed, gate to side access.

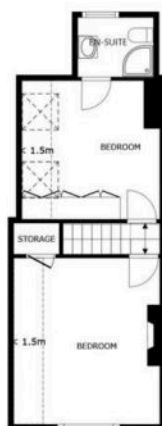


SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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

EPC Energy Efficiency Rating: E

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