



Francis Street, Stoneygate

£270,000

Charming 2-bed mid-terraced house with period features. 2 reception rooms, log burner, extended kitchen diner with garden views. Contemporary bathroom. Loft storage.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:



0116 274 5544





Reception Room One

12' 1" x 11' 5" (3.68m x 3.47m) A welcoming space featuring a sash window to the front that brings in plenty of natural light. The period fireplace, complete with a surround and tiled hearth, adds character and a cosy focal point to the room. There's a handy meter cupboard for storage, wooden flooring that gives the room a classic feel, and a radiator to keep things comfortable. Perfect as a relaxed living area or a stylish spot to entertain.

Reception Room Two 11' 5" x 11' 4" (3.49m x 3.46m)

A lovely second reception room with a sash window to the rear, offering a pleasant outlook and natural light. There are stairs rising to the first floor with a useful under stairs storage cupboard, ideal for keeping things neatly tucked away. The feature log burner with tiled hearth creates a cosy focal point, while the radiator ensures the room stays warm and comfortable. The room also enjoys an open aspect to the extended kitchen, making it a great space.



Kitchen 21' 0" x 6' 4" (6.39m x 1.94m)

A bright and modern space that runs the length of the home, featuring a double-glazed window to the side and double-glazed bi-fold doors opening straight out to the rear garden. The inset ceiling spotlights keep everything nicely lit, whether you're cooking or enjoying a meal. The kitchen is fitted with a good range of wall and base units with work surfaces over, along with a sink and drainer, built-in oven, gas hob and a chimney hood. There's plumbing in place for both a dishwasher and a washing machine, plus a traditional-style radiator that brings a bit of charm to the sleek finish. The dining area at the rear enjoys lovely views of the garden, making it a great spot for everyday meals or relaxed entertaining.

First Floor Landing

Landing space giving access to the loft, which is reached via a pull-down loft ladder and offers fully boarded storage.

Bedroom One 11' 11" x 11' 5" (3.64m x 3.48m)

A generous double bedroom with a sash window to the front, complete with stylish shutters that offer both privacy and plenty of natural light. The room includes fitted wardrobes and additional built-in storage, making it easy to keep everything organised. A radiator sits beneath the window, ensuring the room stays warm and comfortable throughout the year.

Bedroom Two 11' 5" x 8' 6" (3.48m x 2.58m)

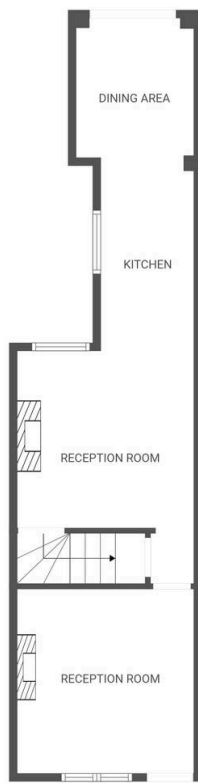
A bright and neatly presented bedroom with a sash window to the rear, complete with window shutters that add both charm and privacy. There's a built-in cupboard housing the boiler, giving you practical storage without taking up floor space. A radiator sits beneath the window, keeping the room warm and comfortable. This room works perfectly as a child's bedroom, guest room or home office.

Bathroom 8' 0" x 6' 6" (2.44m x 1.97m)

A well-appointed bathroom featuring a double-glazed mock sash window to the rear that brings in natural light. The suite includes a bath with an overhead rainfall shower and additional handheld shower, a low-level WC and a wash hand basin. Partly tiled walls keep the room practical and easy to maintain, while the heated chrome towel rail and extractor fan add those all-important finishing touches.

Rear Garden

The garden offers a lovely mix of spaces, including a patio seating area, a lawned section surrounded by established bushes and hedges, and a blend of fence and walled boundaries for privacy. There are also handy vegetable plots and a garden shed, making it a great space for relaxing, playing or growing your own produce.



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