

# Knightsbridge

ESTATE AGENTS & VALUERS



Stanley Road Stoneygate  
Leicester LE2 1RG



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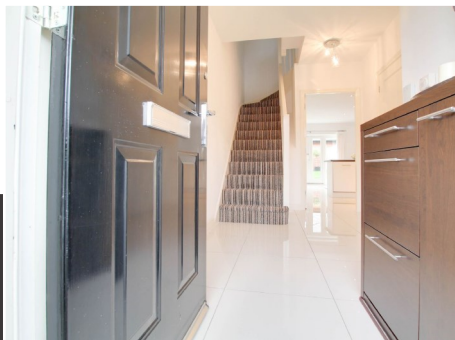


## Stanley Road Stoneygate Leicester LE2 1RG

- Energy Efficient Gas Central Heating System (Including Solar Panels)
- Traditional Style Double Glazed Windows, Entrance Hall, WC
- Stylishly Appointed Open Plan Living Dining Kitchen, Study/Snug
- First Floor, Sitting Room with Juliet Balcony, Bedroom, Bathroom
- Second Floor, Master Bedroom with Balcony, & En-Suite
- Bedroom Two/Guest Room & En-Suite
- Attractive Well Established Frontage, Private Garden, Garaging
- Parking to Rear. Character Style Features

**A truly superb and stylishly appointed three storey home, nestled within this exclusive courtyard style development, within minutes walk of Victoria Park within the fashionable and highly regarded Stoneygate conservation area. The development which was constructed approximately seven years ago by “David Wilson Homes”, is screened by mature, protected pine trees providing attractive leafy and private setting and have been designed to fit the surrounding which is heavily influenced by Victorian architect “Isaac Barradale”, who was one of the leading architects in the “Arts and Crafts” movement, this is reflected within the design of the homes, including tall gables. The property is meticulously presented throughout providing a superb and energy efficient versatile home for modern day living. The accommodation includes an attractive entrance hall with ceramic tiled flooring and WC, delightful 22ft spacious light and airy open plan living dining kitchen with integrated appliances and twin glazed doors to the rear, study/snug, first floor includes, attractive light and airy sitting room with twin doors having Juliet balcony to the rear, stylish family bathroom and bedroom. The second floor includes two further generous size bedrooms with two modern en-suite shower rooms, including master bedroom with twin glazed doors leading to balcony with an attractive rear aspect. The property enjoys attractive low maintenance, enclosed rear garden leading to garaging and parking. It is of the agent’s opinion this is one of the most well presented homes currently available within the immediate area. Internal viewing comes with the agent’s highest recommendation to fully appreciate.**

The property is well located for everyday amenities and services including renowned local public and private schooling together with nursery day-care, Leicester University, Leicester Royal Infirmary and Leicester General Hospital and is within minutes’ walk of Victoria Park and Leicester City Centre together with shopping parades in both Stoneygate and neighbouring Clarendon Park with their specialist shops, bars, boutiques and restaurants.



### Entrance Hall

Attractive entrance hall with ceramic tiled flooring, stairs leading to first floor, radiator.

### WC

With low level WC, floating wash hand basin with mixer tap, ceramic tiled flooring, part tiled walls, inset ceiling down-lighters, radiator.

### Open Plan Living Dining Kitchen 22' maximum measurement x 15' narrowing to 11'

This superb stylishly appointed light and airy open plan living kitchen enjoys double glazed picture windows with twin doors, providing open aspect to rear garden, kitchen area comprises: sink and drainer, comprehensive range of wall and base units with storage drawers and oak style worktops, integrated appliances comprising: stainless steel five ring gas hob, stainless steel splash-back, filter chimney hood, twin ovens, fridge and freezer, dishwasher, washing machine, ceramic tiled flooring throughout, radiators, walk-in under stairs storage cupboard/cloaks.

### Study/Snug 9'7" x 8'2"

This light, airy and versatile room has double glazed bay window to the front elevation enjoying a pleasant leafy aspect, radiator.

### First Floor

Built-in cupboard housing water cylinder for central heating system.

### Sitting Room 15' x 13'8"

This delightful spacious light and airy sitting room enjoys double glazed picture windows and twin doors with Juliet balcony with wrought iron railings enjoying a pleasant aspect to the rear, radiators.

### Bedroom Three 15' x 11' narrowing to 8'10"

With two double glazed windows to the front elevation enjoying a pleasant leafy aspect, radiator.

### Family Bathroom 7'2" x 6'4"

This family bathroom comprises: floating wash hand basin with mixer tap, low level WC, panel bath with shower and glass shower screen, ceramic tiled flooring and part tiled walls. Ladder towel rail/radiator, inset ceiling down-lighters, extractor fan.



## Second Floor Landing

Having access to the following rooms:

### Master Bedroom 15'x 9'8"

This attractive spacious light and airy master bedroom enjoys double glazed picture windows and twin doors leading to balcony with decked terrace and wrought iron railings and enjoys a pleasant aspect to the rear, built-in wardrobes with mirrored fronts and storage drawers, radiators.

### Stylish En-Suite Shower Room 7'2"x 4'

En-suite shower room comprises: floating wash hand basin with mixer tap, low level WC, double shower enclosure with chrome shower and glass shower screen. Ceramic tiled flooring and part tiled walls, radiator.

### Bedroom Two/Guest Bedroom 13'3" maximum measurement narrowing to 9'x 15'

With double glazed window to the front elevation enjoying a pleasant leafy aspect, deep over-stairs storage cupboard housing gas boiler, fitted wardrobe, radiator.

### Stylish En-Suite Shower Room 7'2"x 4'3"

Comprising : floating wash hand basin with mixer tap, low level WC, double shower enclosure with chrome shower and glass shower screen, inset ceiling down-lighters, tiled walls, tiled flooring, extractor fan, radiator.

## Frontage

The property enjoys a superb communal, traditional style walled frontage with wrought iron railings, lawn area and mature protected pine trees, paved pathway with flowerbeds leading to the front of the property.

## Rear Garden

Enclosed private rear garden with paved terrace, lawn area, paved pathway, gated access to the rear of the property leading to allocated parking space and garaging.

### Garage 17'2"x 9'

This brick built garage has power and lighting with up and over door to the front. One allocated parking space.

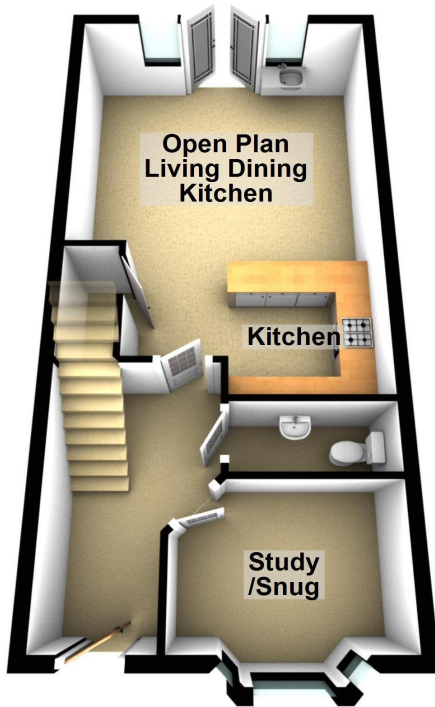
## Agent's Notes

Feature of the development is superb communal garden areas which are well kept and maintained and are subject to a service charge, further information available at our Queens Road Office.

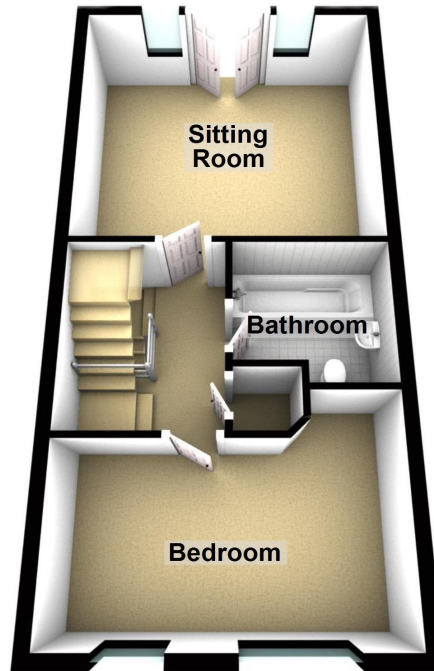




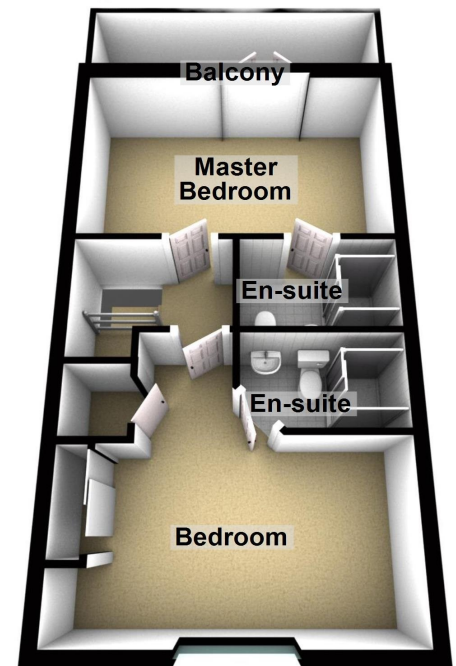
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs</p> <p>A (92-100)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not energy efficient - higher running costs</p>	
England & Wales	
EU Directive 2002/91/EC	

### Important Note:

The 3D Floor plans are **NOT TO SCALE**, and are intended for use as a guide to the layout of the property only. They should NOT be used for a any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>A (100-100)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales	
EU Directive 2002/91/EC	

Knightsbridge Estate Agents & Valuers for themselves and the property whose agents they are give notice these particulars are not to be relied upon as a statement or representation of the fact and do not constitute any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each and any statements contained in these particulars. The vendors do not make or give and neither Knightsbridge Estate Agents & Valuers (nor any person in their employment) has any authority to make any representation or warranty whatsoever in relation to the property.