

JAMES
SELICKS

Milford

ASHFIELD ROAD, STONEYGATE



Milford
19 Ashfield Road
Stoneygate, Leicester LE2 1LB

A fantastic, detached period property boasting spacious accommodation meticulously styled and presented and benefitting from a simply stunning refitted living kitchen extension, indoor swimming pool and deep south facing rear gardens.

Porch • reception hall • cloakroom • two studies • sitting room • family room • dining room • living kitchen • five bedrooms • bathroom • separate shower room • driveway • further car standing • bike store • attractive rear paved patio areas • formal shaped lawned gardens • timber Swiss chalet style building • heated indoor swimming pool • Jacuzzi • entertaining area • further lawned gardens •

Location

Stoneygate has long been recognised as one of Leicester's prime suburban addresses, and Ashfield Road in particular by virtue of its peaceful location, as one of the very best addresses within the locality. The position provides convenient access to the city centre approximately two miles north with its wide range of shopping facilities, mainline railway with links to London St Pancras in just over an hour, professional and cultural quarters. Popular schooling in the state and private sectors are in close proximity, along with neighbourhood shopping facilities found along the fashionable Francis Street/Allandale Road parades.

Accommodation

The property is entered via a recessed porch with a stain and leaded archway, tiled flooring and a timber front door with a stain and leaded feature inset window which leads into a spacious reception hall. The hall has parquet flooring and housing a useful cloaks cupboard and a guest cloakroom with a two piece suite. A study has parquet flooring, a leaded window to the front, and provides a range of built in cupboards and a desk. The sitting room has a leaded bay window and a door to the rear elevation leading onto the garden, a feature open fireplace and beautiful original panelled walls and parquet flooring. The family room has leaded windows to the front and side elevation. The dining room has a leaded bay window to the rear elevation and parquet flooring and is open to the simply stunning living kitchen. Off the dining room is access to a study, and in turn the bike store.

The kitchen boasts an excellent range of contemporary style eye and base level units and drawers with ample granite food preparation surfaces, a moulded sink with a chrome mixer tap over, plumbing for a dishwasher, a brushed aluminium eye level smart Neff double ovens including a grill and microwave, a separate warming drawer and inset ceiling spotlights. A large central island provides additional food preparation space, a breakfast bar for casual dining, and induction hob and Faber downdraft extractor unit with a glass lantern roof over. There is also an excellent corner pantry cupboard. Concealed in the kitchen floor is a trapdoor which leads down to a good size wine cellar, with space for approximately 2000 bottles.

To the first floor is a landing with a window to the side elevation. The master bedroom has built-in wardrobes, a picture rail and a leaded window to the rear elevation. It also offers scope for the addition of an ensuite, if desired. Bedroom two has built-in wardrobes with cupboards above, inset ceiling spotlights and two leaded windows to the rear elevation.







Bedroom three has a built-in cupboard and leaded windows to the front and side elevations. Bedroom four has two leaded windows to the front. Bedroom five has windows to the side and rear elevations. The family bathroom provides a four piece suite comprising a low flush WC, bidet, inset wash hand basin with cupboard beneath and a panelled bath with shower over, built-in airing cupboard, heated towel rail and a double glazed window to the side elevation. There is also a laundry cupboard with room to house a washing machine and tumble dryer. A separate shower room with double glazed window to the side elevation completes the accommodation, with a three piece suite comprising a low flush WC, wash hand basin and shower cubicle, heated towel rail.

Outside

To the front of the property is a block paved driveway behind a low level wall and iron railings; twin gates lead to a further car standing area and a single garage with twin timber doors. To the rear of the property are formal shaped lawned gardens with attractive paved patio areas and planted borders. A timber framed Swiss chalet style building with French doors and windows to the front and side elevations and three skylights, houses a heated, swimming pool with Jacuzzi, changing room, and dehumidifier unit. To the rear of the pool is a pump room with an electronically controlled pump, chemical dispensing unit and a gas boiler. To the rear of the pool building are further secluded lawned gardens with a variety of fruit trees, bushes and grape vines. Beyond the trellising is a garden utility area with a paved area, shed and composting system.

Tenure: Freehold

Local Authority: Leicester City Council

Tax Band: G



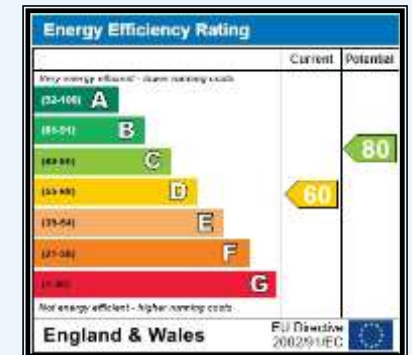
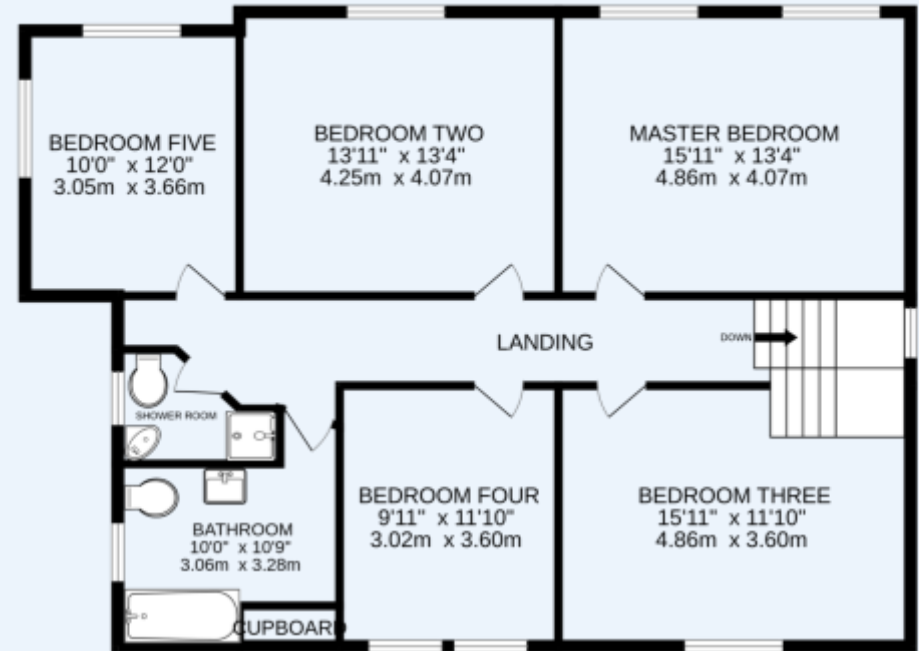
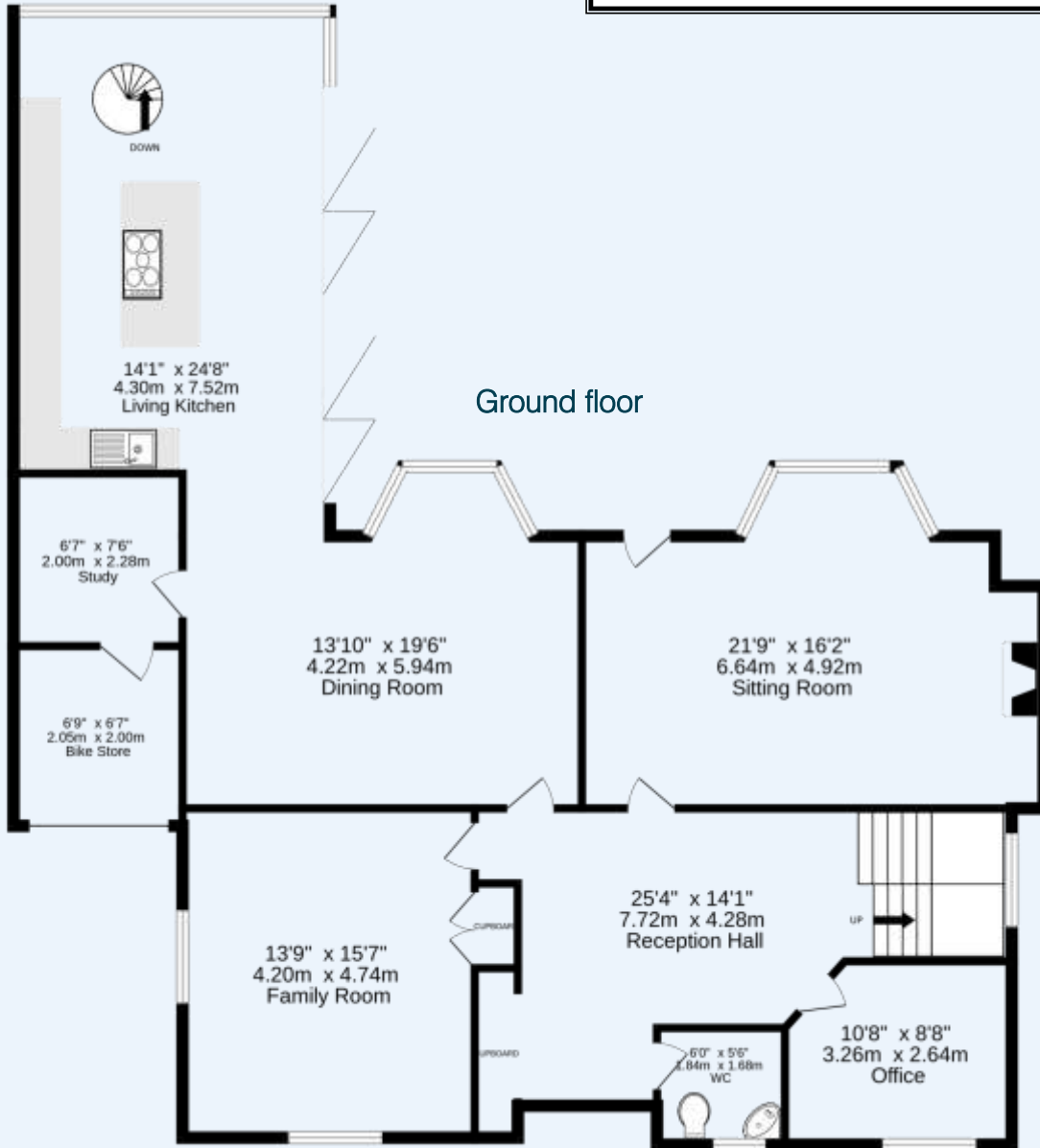




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Total approx. gross internal floor area = 252.9 Sq. M (2716 Sq. Ft)

Measurements are approximate.
Not to scale. Illustrative purposes only



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