

JAMES
SELICKS

15 SHIRLEY AVENUE

STONEYGATE, LEICESTER LE2 3NB

GUIDE PRICE: £625,000



A spacious, four bedroom detached family home retaining a wealth of period features, situated on one of Stoneygate's most admired roads.

Porch • entrance hall • front reception room open to rear reception room • garden room • dining room • extended kitchen • cloakroom • four bedrooms • balcony terrace • bathroom • separate WC • driveway • single garage • attractive lawned rear gardens • EPC - D

Location

Shirley Avenue is located in the heart of Stoneygate, convenient for niche shopping at the fashionable Allandale Road/Francis Street shopping parades and nearby Queens Road at Clarendon Park, with wider range of shopping offered within Leicester city centre. Highly regarded schooling is available nearby in both the state and private sectors, along with an abundance of sporting and leisure facilities, The railway station on London Road offers mainline access to London St. Pancras in just over one hour and the area is also well served by road networks with junction 21 of the M1 within a fifteen minute journey.

Accommodation

An original front door leads into a porch with a stained and leaded inner door to an entrance hall, with oak flooring, housing the stairs to the first floor with an understairs storage cupboard beneath. An arched door leads into the front reception room, with a feature brick and slate fireplace surround, inset gas living flame effect fire and tiled hearth, picture rail, a bay window to the front with window seat beneath and a wooden square archway opening into the rear reception room, with a picture rail and double doors into the garden room, having a beautiful stained glazed window to one side, and French doors with windows either side leading onto the patio entertaining area. The dining room has a picture rail and a window to the rear. The breakfast kitchen boasts a good range of contemporary grey eye and base level units and drawers, ample preparation surfaces, metro tiled splashbacks, a stainless steel sink with mixer tap and window above, Siemens double oven, a four-ring gas hob with concealed extractor unit above, space and plumbing for a dishwasher, inset ceiling spotlights and wood laminate effect flooring continue through into a breakfast/dining area with further eye and base level units, space and plumbing for an automatic washing machine, fridge-freezer, a dining table and double doors leading onto the patio. A ground floor cloakroom provides a two piece suite.

To the first floor is a large galleried landing with a picture rail and a stained glazed window to the front. The master bedroom has built-in wardrobes with cupboards over and a built-in desk, a picture rail and a window to the front. Bedroom two has a picture rail, stripped floorboards and a door with windows either side leading onto a balcony terrace overlooking the rear garden. Bedroom three has a picture rail, a pedestal wash hand basin and a window to the front. Bedroom four has a picture rail and a window to the rear balcony. The family bathroom has a white two piece suite comprising a vanity unit with an inset wash hand basin and an opaque glazed window over, a panelled bath with a shower above, chrome heated towel rail, airing cupboard, part tiled walls and tiled floor. a separate WC provides a white low flush suite.

Outside

To the front of the property is a paved driveway behind a low level boundary wall and hedge with planted borders, providing ample off street car standing and access to a single garage. Gated side access leads to the rear of the property with random flagged and paved patio entertaining areas and steps down to a large lawned area with a random flagged path, wooden pergola, beautiful, mature floral and shrub planted borders, a timber summerhouse and fenced boundaries.

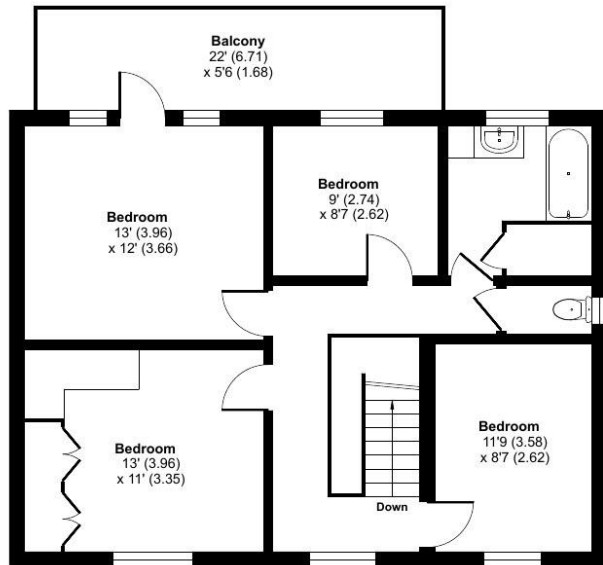
Tenure: Freehold

Local Authority: County Council, Tax Band: E

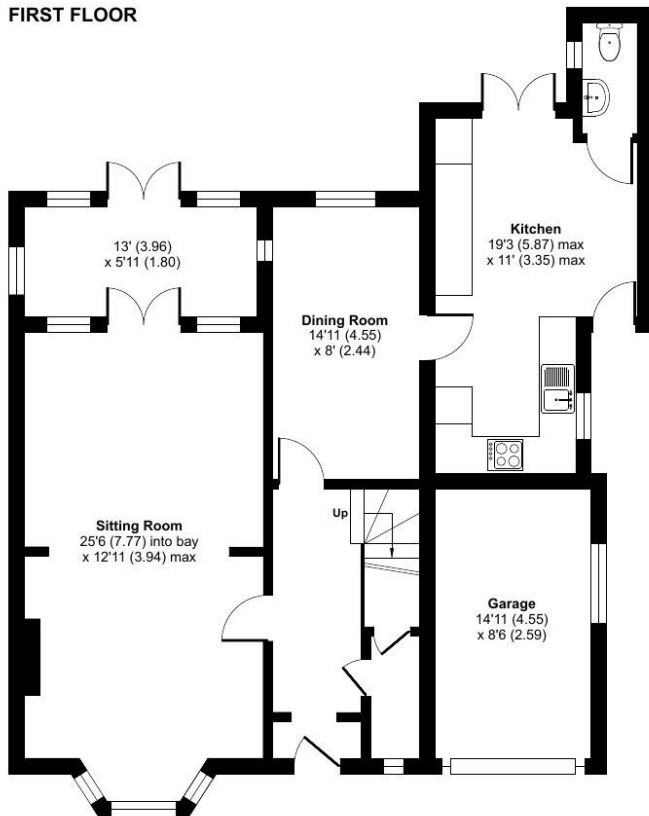








FIRST FLOOR



15 Shirley Avenue Stoneygate, Leicester LE2 3NB

Total Approximate Gross Internal Floor Area
House = 1584 SQ FT / 147 SQ M
Garage = 125 SQ FT / 11 SQ M

Measurements are approximate.
 Not to scale.
 For illustrative purposes only.



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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

