

JAMES
SELICKS

4 GRENFELL ROAD

STONEGATE, LEICESTER LE2 2PA

GUIDE PRICE: £675,000



Built in 1937, a beautiful, elegantly proportioned, four bedroom detached family home located on a wider than average plot with beautifully presented rear gardens, set at the head of this quiet cul-de-sac.

Storm porch • entrance hall • sitting room open to dining room • dining kitchen • cloakroom • four bedrooms • bathroom • gravelled frontage • off street car standing • garage • beautiful west-facing rear gardens • EPC - E

Location

Stoneygate provides convenient access to Leicester city centre, the professional quarters and mainline railway station with access to London St Pancras in just over one hour. Local shopping facilities can be found along the fashionable Allandale Road and Francis Street parades, providing a range of boutiques, bars and restaurants, with a wider range found within nearby Oadby village. The property is also well placed for access to popular state and private schooling found only a short distance away, together with the Leicester Racecourse and an 18-hole golf course as well as the Botanical Gardens.

Accommodation

The property is entered via a storm porch with beams and a step upto the original wooden front door into the entrance hall, with a small leaded window to the front elevation, Parquet wooden flooring, ceiling coving and dado rail, housing the staircase to the first floor with a useful understairs storage beneath. The elegant sitting room has a bay window to the front elevation, a feature wooden fireplace surround with an inset open dual fuel fire fitted with a Baxi ash bucket and a tiled hearth, stripped floorboards and is open to the dining room, having a small window to the side elevation and bay windows with a door leading onto the beautiful rear garden. The dining kitchen has a good range of grey, wooden eye and base level units and drawers, blockwood preparation surface and a stainless steel sink with mixer tap over and tiled splashbacks, an integrated fridge-freezer and Bosch oven with induction hob and concealed extractor unit above, space and plumbing for a dishwasher, inset ceiling spotlights and quarry tiled flooring continuing into a dining area with space for a table and a window overlooking the garden with a built-in window seat beneath. A door from the kitchen leads to a cloakroom providing a two piece suite, access to a utility store and a door to the side elevation.

The spacious first floor landing has a window to the side elevation. The master bedroom has a bay window to the front elevation, an excellent range of built-in wardrobes with cupboards over and stripped floorboards. Bedroom two has windows to the front and side elevations, a built-in wardrobe and a wash hand basin. Bedroom three has a feature bay window to the rear elevation, a good range of built-in wardrobes, cupboards and drawers and a further window to the front. Bedroom four has a feature bay window to the front elevation and stripped floorboards. The stunning contemporary bathroom has a window to the rear, a low flush WC, wash hand basin with storage beneath and wall lights above, a freestanding rolltop style bath with central taps and a telephone style shower attachment, a large walk-in glazed shower enclosure with fixed and flexible shower heads, part tiled walls, dado rail, inset ceiling spotlights and tiled flooring.







Outside

The property has a gravelled frontage with trees, providing off street car standing and access to the garage, with an up and over door. Gated side access leads to further gravelled parking space and beautiful west-facing rear gardens, mainly laid to lawn with random flagged patio entertaining areas, a variety of trees, shrubs and plants including Acers, lovely floral borders and hedged boundaries.

Tenure: Freehold

Local Authority: Leicester City Council

Tax Band: E

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: fibre & cable broadband

Conservation Area: No

Wayleaves, Rights of Way & Covenants: None known

Flooding issues in the last 5 years : None known

Accessibility issues: None known

Planning issues: None known

Satnav Information

The property postcode is LE2 2PA, and the house number is 4.



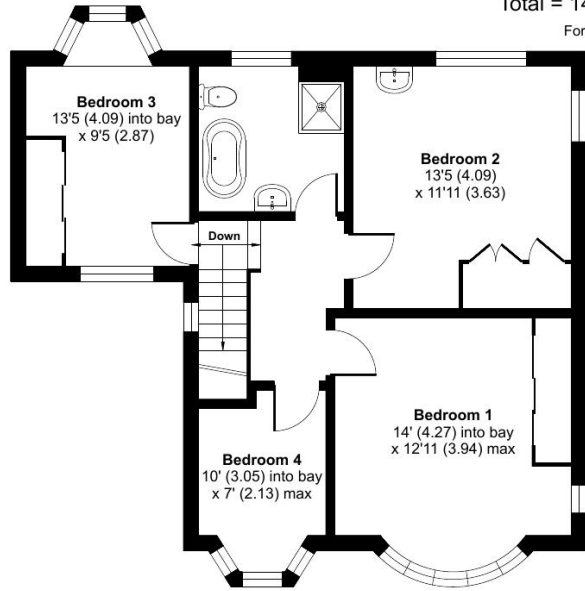




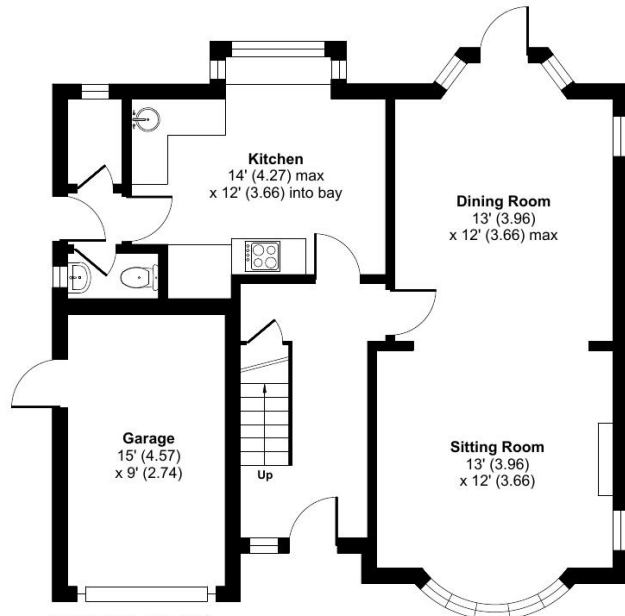
Grenfell Road, Stoneygate, Leicester, LE2

Approximate Area = 1319 sq ft / 122.5 sq m
 Garage = 130 sq ft / 12 sq m
 Total = 1449 sq ft / 134.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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.

