

JAMES  
SELICKS

5 WOODLAND AVENUE

STONEYGATE, LEICESTER



5 Woodland Avenue  
Stoneygate  
Leicester  
LE2 3HG

Located on this highly regarded, tree-lined road in the heart of Stoneygate, a stunning three-storey, six bedroom Edwardian villa, having been sympathetically restored by the current owners. The property boasts an abundance of original features and a superb living kitchen.

Reception hall • sitting room • dining room open to kitchen • utility room • cloakroom • four first floor bedrooms (two double) • bathroom • two double second floor bedrooms • bathroom • low maintenance rear gardens • EPC - D

#### Location

Stoneygate has long been regarded as one of the most sought after residential locations within Leicester; popular for its convenience to popular state and private schooling, shopping facilities found along the nearby Allandale Road / Francis Street Parades and the city centre, professional quarters and mainline railway station with access to London St Pancras in just over an hour.

#### Accommodation

The property is entered via a part leaded, stained glazed door into an elegant and spacious reception hall with leaded, stained glazed windows to the front and side, beautiful original Minton tiled flooring, a cast iron feature fireplace, period ceiling coving and dado rails, housing the return staircase to the first floor and providing access to the cellar. The sitting room has a part leaded bay window to the front with shutters, a feature tiled fireplace with a gas living flame effect fire, period ceiling rose, coving and picture rails, two contemporary vertical radiators. The beautifully appointed kitchen boasts an excellent range of blue Shaker style eye and base level units and soft-closing drawers, quartz preparation surfaces and upstands, twin Belfast sinks with a brass mixer tap above, a five-ring cooker set within a tiled chimneybreast with cupboards either side, quartz worktops above and quartz metro tiled splashbacks, an integrated dishwasher, a contemporary vertical radiator, inset ceiling spotlights, oak flooring and is open plan to the living/dining room, with a feature wood fireplace surround with an inset cast iron living flame effect fire, two bespoke, floorstanding storage units, oak flooring, period ceiling rose, coving and picture rails, decorative architrave, part leaded windows and a door onto the rear garden. An inner lobby provides access to the rear garden, a cloakroom with a two piece suite and a utility room with eye and base level units, wooden worktops, an inset with sink unit and drainer, plumbing for an automatic washing machine and a window to the side.

The galleried first floor landing has a window to the front and houses the return staircase to the second floor. The master bedroom has a part leaded bay window to the front elevation, a feature cast iron fireplace with tiled inset and hearth, solid wood flooring, period ceiling coving and picture rails. Bedroom two is a double and has a sash window to the rear elevation, stripped floorboards, a feature cast iron fireplace with tiled inset and hearth, period ceiling coving and picture rails.





Bedroom three has a window to the front, period ceiling coving and picture rails. Bedroom four has a window to the side. The luxurious family bathroom has a window to the side and a contemporary white four piece suite comprising a freestanding slipper bath with chrome shower attachment, a low flush WC, pedestal wash hand basin, a double tiled shower cubicle with rainforest and personals shower heads, towel rail with radiator, inset ceiling spotlights, part tiled walls and tiled floor.

The second floor landing has a window to the side and houses a useful walk-in storage area. Bedroom five is a double and has a double glazed window to the front, a feature cast iron fireplace with a tiled hearth, picture rails and stripped floorboards. Bedroom six is a double and has picture rails and a double glazed window to the rear. A shower room completes the accommodation, with a three piece suite comprising low flush WC, wash hand basin with cupboard under, a shower cubicle with rainforest and personal shower heads, built-in shelving, towel rail with radiator, inset ceiling spotlights, electric shaver point, part tiled walls and floor.

#### Outside

The property enjoys an easily maintained rear garden with an astroturf lawn, mature borders, a patio entertaining area, gated side access and fully fenced boundaries.

**Tenure:** Freehold

**Local Authority:** Leicester City Council

**Tax Band:** F

**Satnav Information :** 5, LE2 3HG

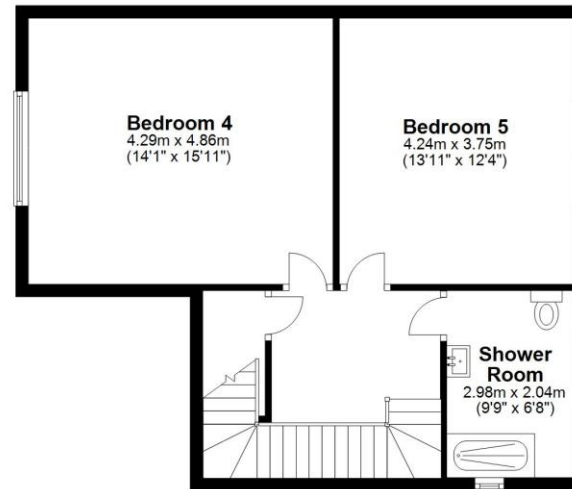
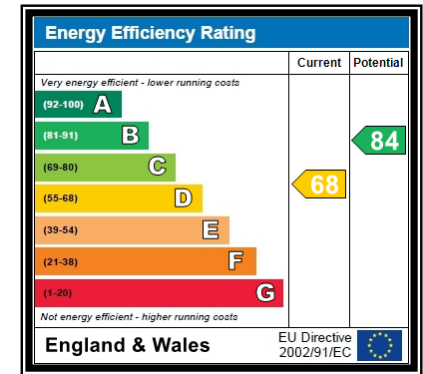
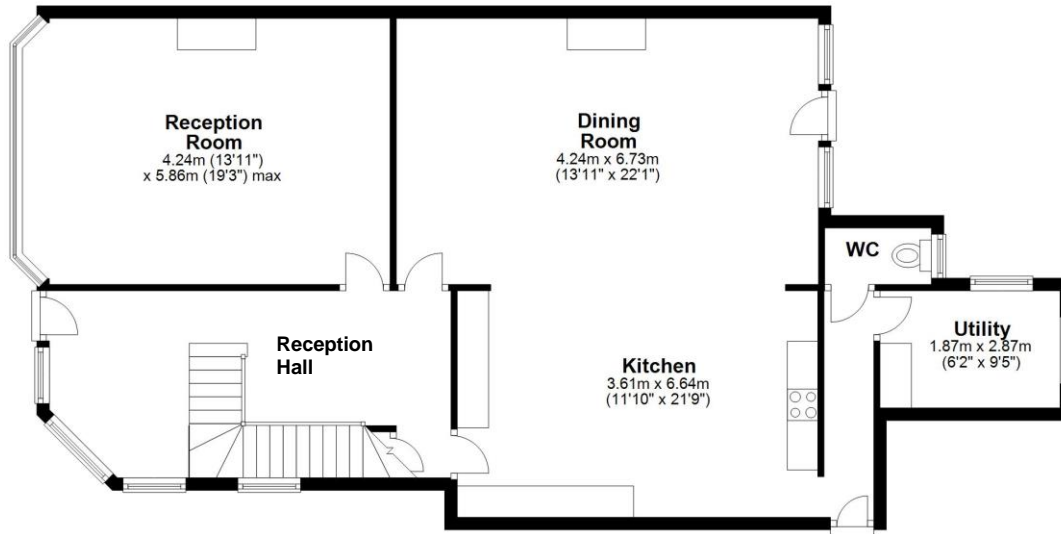




gorenje







5 Woodland Avenue, Stoneygate, Leicester LE2 3HG

Total Approximate Gross Internal Floor Area = 2513 SQ FT / 233 SQ M

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

Leicester Office  
56 Granby Street  
Leicester  
LE1 1DH  
0116 2854554  
info@jamesselicks.com

Market Harborough Office  
01858 410008

Oakham Office  
01572 724437

jamesselicks.com



#### Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

#### 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.

