

JAMES
SELICKS

15 RIDGWAY ROAD

STONEGATE, LEICESTER



15 Ridgway Road
Stoneygate
Leicester
LE2 3LH

A stunning, remodelled end townhouse offering stylish, refitted accommodation, making internal inspection an absolute must. The property has undergone significant remodelling by the present owners including the provision of a utility room, a refitted kitchen and bathroom together with professionally landscaped rear gardens.

Entrance hall • sitting room/snug • stunning refitted living kitchen • utility room • cloakroom • first floor sitting room • two bedrooms • bathroom • two second floor bedrooms • fantastic refitted bathroom • lawned front gardens • professionally landscaped rear gardens • double garage • EPC - C

Location

Stoneygate is renowned for its quality of housing stock and excellent access to the city centre, professional quarters and mainline railway station. Local state and private schooling can be found within walking distance, with private schooling also found at Oakham, Uppingham and Oundle. An abundance of recreational facilities can be found within the area, and the fashionable shopping parades of Allandale Road/Francis Street and Queens Road in the neighbouring Clarendon Park are also all within easy walking distance.

Accommodation

The property is entered via a composite front door into an entrance hall housing a cloaks cupboard, the stairs to the first floor and a useful understairs storage cupboard beneath. The front sitting room/snug has a uPVC double glazed bay window to the front elevation. The refitted living kitchen boasts an excellent range of white eye and base level units, a large island unit, quartz preparation surfaces, an undermounted one and a quarter bowl sink, integrated appliances include a Neff oven and micro combination oven, a five-ring induction hob with extractor unit above, dishwasher, wine cooler and fridge, a uPVC double glazed window and bi-fold doors leading onto the rear garden. A utility room with eye and base level units, quartz worktops and undermounted ceramic sink provides plumbing for an automatic washing machine and space for condenser dryer. A cloakroom provides a white two piece suite.

To the first floor a landing leads to a sitting room having a contemporary fireplace surround with marble and hearth and back, two uPVC double glazed windows to the rear. There are two first floor bedrooms and a bathroom with a white four piece suite comprising a low flush WC, wash hand basin, a panelled bath with shower attachment over and a separate shower cubicle and a heated towel rail.







The second floor landing houses the built-in airing cupboard and leads to the master bedroom, having built-in wardrobes and a luxuriously fitted en-suite with a five-piece suite comprising an enclosed WC, twin sink units with drawers beneath, a freestanding contemporary bath with shower attachment over and a separate shower cubicle with fixed and flexible shower heads, two chrome heated towel rails and a double glazed Velux rooflight. A further bedroom (currently fitted out as a dressing room) has a vanity unit with cupboards and drawers under, built-in wardrobes and a uPVC double glazed window to the rear.

Outside

To the front of the property is a lawned garden with planted borders. To the rear of the property are landscaped gardens with porcelain paved patios and paths, lawned areas and raised beds, with a double garage found to rear of the plot.

Tenure : Freehold

Local Authority : Leicester City Council

Tax Band : E

Satnav Information

15, LE2 3LH

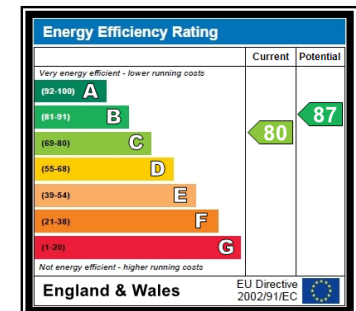
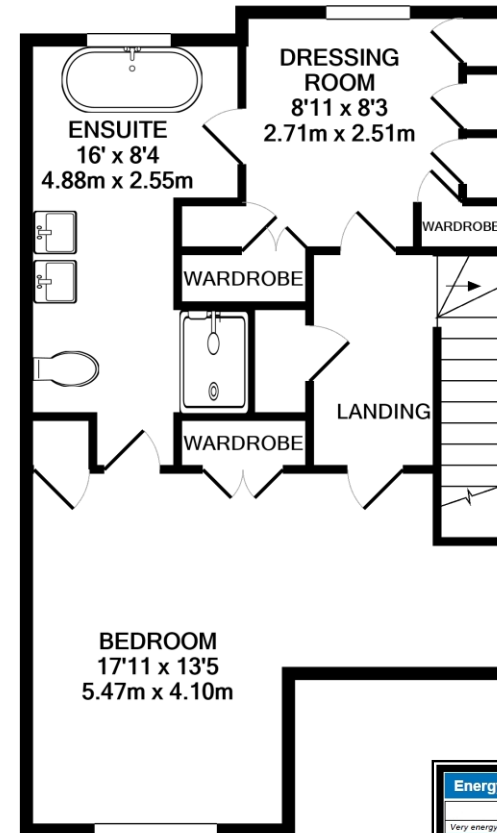
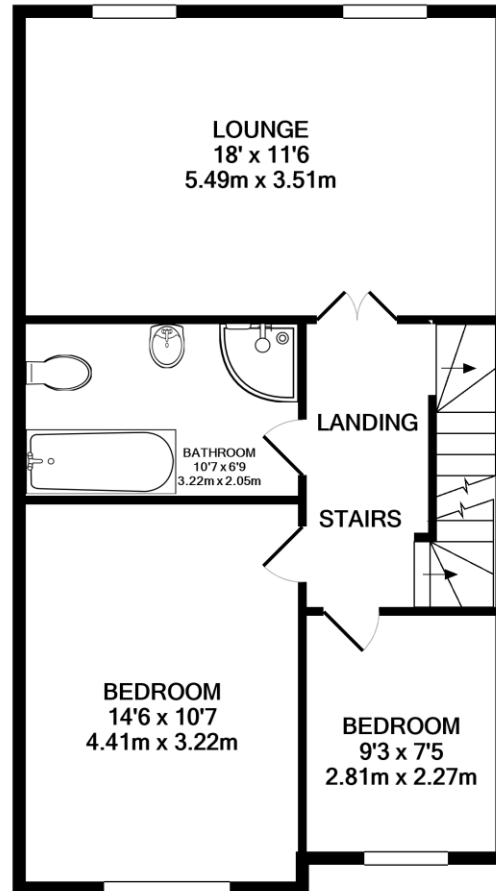
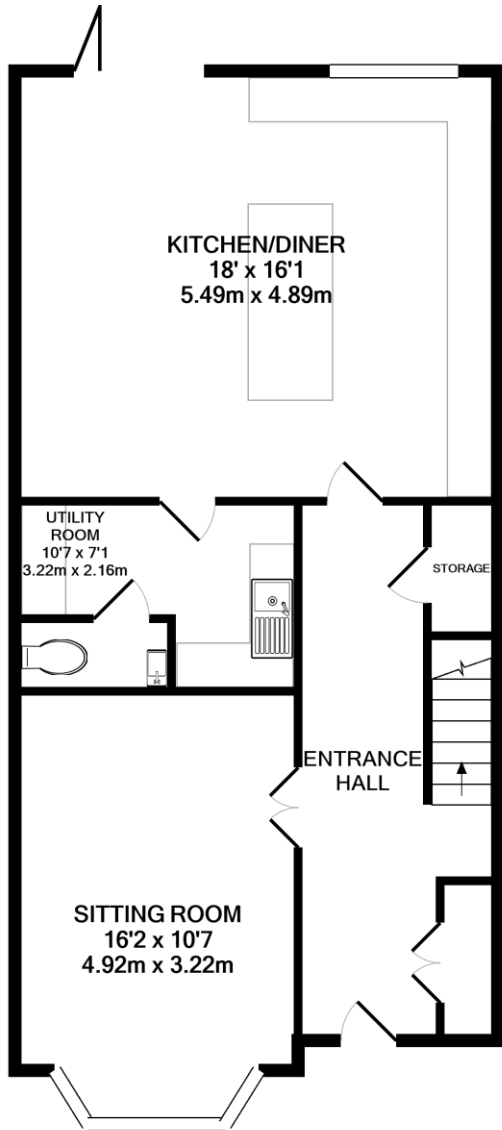




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Total Approximate Gross Internal Floor Area = 1748 SQ FT / 162 SQ M

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.



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