

9 ELMSLEIGH AVENUE

STONEYGATE, LEICESTER



9 Elmsleigh Avenue, Stoneygate, Leicester LE2 2DF

Positioned on a magnificent plot of just over one third of an acre, a spacious and refurbished chalet style property offering stunning accommodation on this attractive road in the heart of the fashionable and leafy suburb of Stoneygate.

Porch • reception hall • shower room • sitting room • living kitchen • side hall • utility room • master bedroom • shower room • bedroom two • bathroom • first floor galleried landing • two further bedrooms • study • play room • shower room • driveway • double garage • deep lawned south-east facing gardens • sun room • EPC - C

Location

Stoneygate is located approximately two and a half miles south of Leicester city centre, providing convenient access into the city with its professional quarters and mainline railway station providing access to London St Pancras in little over an hour. Fashionable shopping can be found at the nearby Allandale Road/Francis Street parades with a range of boutiques, stores, bars and restaurants, with a wider range of shopping facilities found at nearby Oadby village. Popular private and state schooling can be found nearby, with Stoneygate Preparatory School and the Leicester Grammar School located at Great Glen.

Accommodation

The property is entered via a recessed porch and timber front door with a window to the side leading into a reception hall, with Parquet flooring, two useful built-in cupboards and a window to the front elevation. A ground floor shower room with a small obscure glazed window to the front elevation provides a white three piece suite comprising a shower enclosure with a fixed drench and flexible personal shower heads, a square wash hand basin with drawers beneath and a mirror over and a WC with douche, inset ceiling spotlights, fully tiled walls and floor. The sitting room has a limestone tiled fireplace with windows either side, Parquet flooring and a window to the front elevation. The stunning living kitchen has a door with windows either side leading out onto the rear garden and boasts an excellent range of eye and base level units with quartz preparation surfaces, an undermounted stainless steel sink with a flexible Chef's mixer tap over and a window overlooking the garden, a Neff oven and micro-oven, five-ring gas hob with extractor unit above, integrated dishwasher, space for an American style fridge-freezer, inset ceiling spotlights, and is open to a sitting area with Parquet flooring, a window to the side and a further door with windows either side leading out onto the rear garden. A side hall with a glazed door and window to the side houses an understairs cupboard, the airing cupboard and the stairs to the first floor. A utility room with a window to the side provides a Belfast sink and plumbing for a washing machine.

The ground floor master bedroom has an excellent range of built-in wardrobes, Parquet flooring and a window to the front elevation. A shower room provides a white three piece suite comprising a WC, a wash hand basin with cupboards beneath and a mirror over, a double shower enclosure, chrome heated towel rail, inset ceiling spotlights, fully tiled walls, electric shaver point, tiled flooring and an obscure glazed window to the side. An inner hall with Parquet flooring houses built-in cupboards and leads to ground floor bedroom two, having built-in wardrobes, Parquet flooring and two windows to the side elevation.







A bathroom provides a white three piece suite comprising a WC, an inset wash hand basin with cupboards beneath and a mirror and lights over, a panelled bath with shower over, chrome heated towel rail, inset ceiling spotlights, electric shaver point, fully tiled walls, tiled flooring and an obscure glazed window to the side.

To the first floor is a galleried landing with a window to the side and a Velux rooflight. Bedroom three has three built-in cupboards, a window to the side and a Velux to the rear. Bedroom four has built-in cupboards and a window to the front. The play room has a Velux rooflight to the side. The study has a Velux rooflight to the side. The accommodation is completed by a shower room, a white three piece suite comprising a WC, an inset wash hand basin with cupboards beneath and a lighted mirror over, a shower enclosure with and flexible shower heads, chrome heated towel rail, fully tiled walls, tiled flooring and a Velux window.

Outside

The property is approached via a sweeping tarmac driveway behind hedging and planted borders providing ample car standing and access to a double garage. To the rear of the property are large, south-east facing gardens, ideal for the growing family with a patio entertaining area, a deep lawn, a gravelled pathway, magnificent mature trees and shrubs, and an attached sun room with potting shed.

Tenure: Freehold

Local Authority: Leicester City Council

Tax Band: G









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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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Total Approximate Gross Internal Floor Area
 House = 2704 SQ FT / 251 SQ M
 Garage/Outbuildings = 329 SQ FT / 30 SQ M

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

