

JAMES
SELICKS



11 ST. JOHN'S ROAD
STONEYGATE, LEICESTER

SALES • LETTINGS • SURVEYS • MORTGAGES



11 St Johns Road

Stoneygate
Leicester
LE2 2BL

Believed to have been built circa 1884, this imposing and handsome, three-storey bay fronted semi-detached family home positioned on this quiet street between Guilford and London Roads, is offered for sale with no chain.

Recessed porch | entrance hall | cellar | two reception rooms | refitted breakfast kitchen | cloakroom | three double first floor bedrooms | bathroom | separate WC | two double second floor bedrooms | en-suite shower room | pretty front forecourt | gravelled car standing | manageable lawned rear gardens | EPC - D

LOCATION

St Johns Road is located just off the A6 London Road and is a typically tree-lined Victorian street offering excellent access to the city centre, professional quarters and mainline railway station, popular local state and private schooling, and is within easy walking distance of the fashionable Allandale Road and Francis Street shopping parades providing a range of trendy bars and boutiques in the heart of Stoneygate, as well as being only a short distance away from Victoria Park and the historic New Walk walkway leading into the city and the popular Queens Road shopping parade in nearby Clarendon Park.

ACCOMMODATION

The property is entered via a recessed porch with an original stained and leaded front door leading into the entrance hall, having the beautiful original decorative Minton tiled flooring, housing the elegant return staircase to the first floor, a glazed door to the side elevation and access to the cellar. The front reception room has a cast iron fireplace with tiled inserts, stripped floorboards, a bay window to the front elevation and a further sash window to the side. The rear reception room has a cast iron log burner with a slate surround, a specialist, breathable, solid and insulating Limecrete floor, recently been installed by The Limecrete Company, a sash window to the side and double doors leading to the rear garden. The refitted breakfast kitchen has a good range of contemporary style eye and base level units with marble and oak blockwood preparation surfaces, a stainless steel sink with mixer tap over, Zanussi twin ovens and five-ring gas hob with extractor unit above, a Samsung American style fridge-freezer, further integrated fridge, freezer and dishwasher, two sash windows to the side elevation and a half glazed door leading to the rear garden. A cloakroom provides a white two piece suite comprising a low flush WC and pedestal wash hand basin, window to the rear.





The first floor landing houses the return staircase to the second floor and has a window to the side elevation. The master bedroom has built-in wardrobes with cupboards over and two sash windows to the front elevation. Bedroom two has a cast iron fireplace and sash windows to the side and rear elevations. Bedroom three has a cast iron fireplace and a sash window to the rear elevation. The bathroom has a white three piece suite comprising low flush WC, pedestal wash hand basin, a shaped bath with shower over and a sash window to the side elevation. A separate WC provides a low flush suite and wash hand basin.

To the second floor landing has built-in cupboards and a window to the side. Bedroom four has a cast iron fireplace, a window to the front elevation and an en-suite providing a white three piece suite comprising low flush WC, pedestal wash hand basin and shower cubicle, sash window to the side elevation. Bedroom five houses the airing cupboard, has a sash window to the side elevation and a double glazed Velux rooflight.



OUTSIDE

To the front of the property is a gravelled and planted forecourt behind a low level wall. To the side of the property is a gravelled driveway with gated access leading to the rear gardens which offer manageable lawns with planted borders and mature trees.

PLEASE NOTE

A specialist drone roof survey has been carried out on the property and all necessary repairs completed. The rear reception room has a specialist breathable, solid and insulating Limecrete floor, recently been installed by The Limecrete Company.

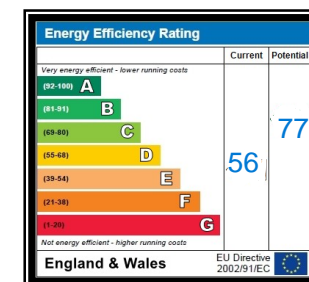
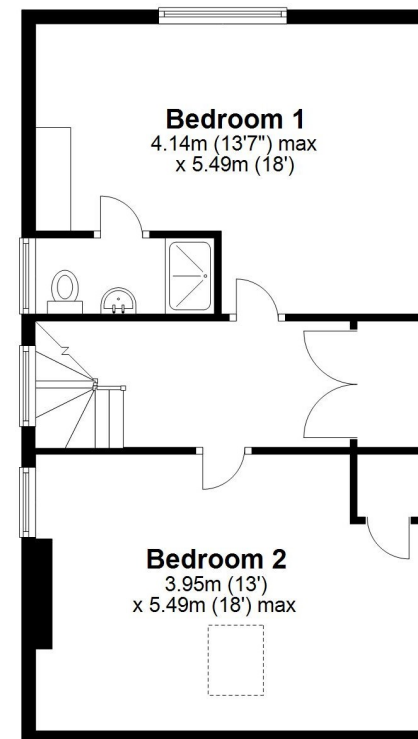
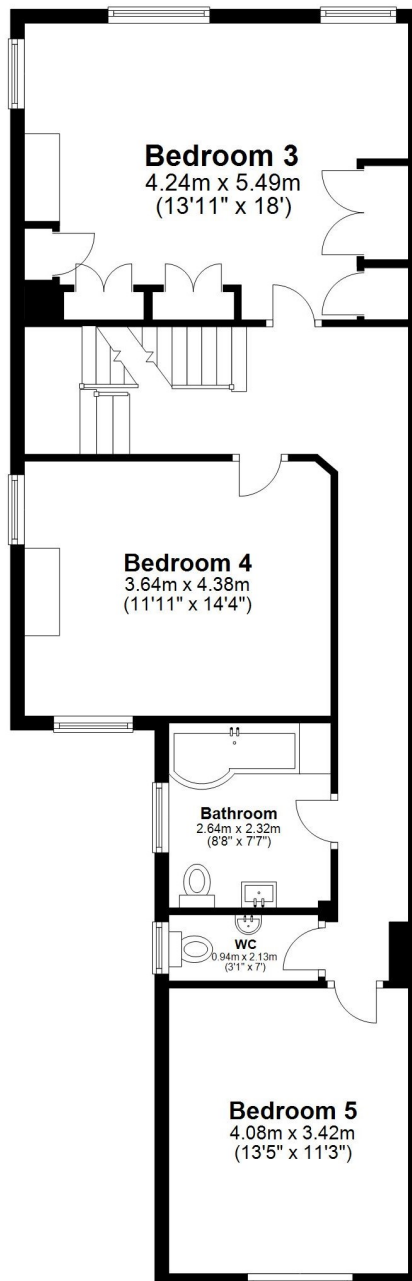
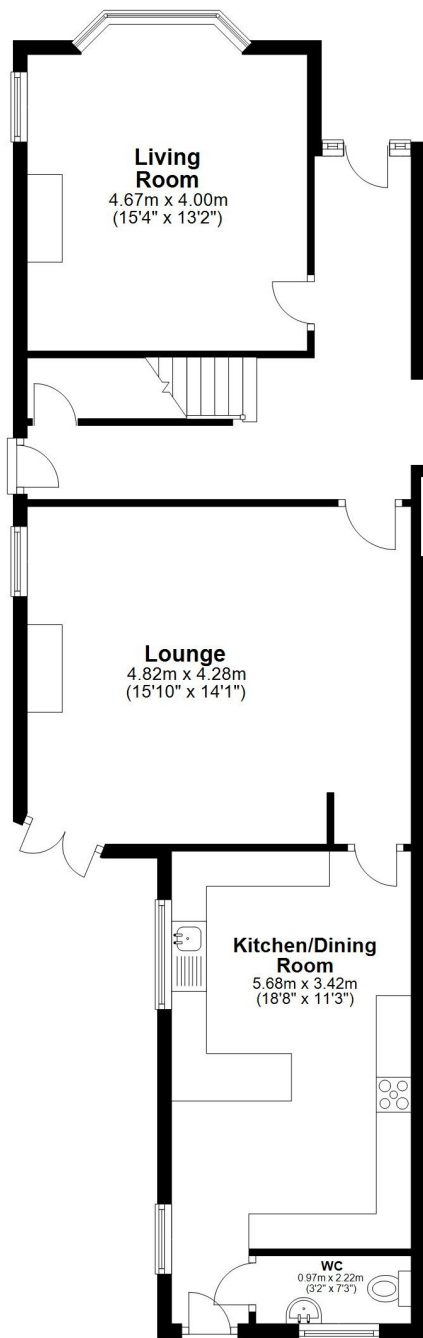
DIRECTIONAL NOTE

Proceed out of Leicester via the A6 London Road in a southerly direction, eventually taking a left hand turn into St John's Road where the property can be located some way down on the right hand side.





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Total Approximate Gross Internal Floor Area = 2370 SQ FT / 220 SQ M

Measurements are approximate.

Not to scale.

For illustrative purposes only.



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Measurements 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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