

JAMES SELICKS

4 ALEXANDRA ROAD

STONEYGATE, LEICESTER
LE2 2BB

GUIDE PRICE £675,000



An imposing and handsome, three-storey period semi-detached family home retaining a wealth of original features with a stunning contemporary dining kitchen, six bedrooms and two bathrooms, positioned on this leafy, attractive, tree-lined road in the heart of the fashionable suburb of Stoneygate.

Entrance hall • two reception rooms • study • kitchen • utility room • three first floor bedrooms • two bathrooms • three second floor bedrooms • front forecourt • driveway • single garage • courtyard gardens • EPC - E

Location

Alexandra Road is located just off Stoneygate Road providing convenient access to the city centre with its professional quarters, universities, hospital and mainline rail access to London St Pancras in just over an hour. The Allandale Road/ Francis Street and Queens Road parades are nearby, with a range of boutiques, bars and restaurants, as well as being well placed for access to state and private schooling, the Racecourse and the Botanical Gardens.

Accommodation

The property is approached via a porch with tiled flooring, a lantern style light and elaborate stained glazing to an original wood and glazed front door leading into the spacious entrance hall, boasting the beautiful original tiled flooring, ceiling coving, cornicing and arch, housing the stairs to the first floor with storage beneath and access to the useful cellar and a ground floor cloakroom with a two-piece suite.

The house has two large, elegant reception rooms, the first with a bay window to the side and a further window to the side, a picture rail, ceiling rose and coving and a feature fireplace with an inset gas living flame effect gas fire, marble hearth and back. The second reception room also has a bay window, wooden flooring, a picture rail, ceiling rose and decorative coving, and an inset cast iron wood burning stove on a marble hearth set within the chimneybreast recess. There is a small study with a window to the side.

The superb open-plan dining kitchen is the heart of this home, boasting an exceptional range of contemporary base level units and drawers with marble and wooden preparation surfaces over providing breakfast bar space, metro tiled splashbacks and a one and a half bowl sink and drainer unit with a Chef's mixer tap, window and a glazed display cabinet above. Integrated Neff appliances include double ovens, a microwave, five-ring gas hob and a dishwasher. There is ample space for a dining table, a further window to the side elevation, tiled flooring and inset ceiling spotlights throughout and French doors leading onto the garden. A utility room with a window to the rear provides further work surfaces, space and plumbing for a washing machine and tumble dryer.

The first floor landing has a decorative arch and coving, and houses the stairs to the second floor. The fantastic, spacious master bedroom has sash windows to the front and side, ceiling coving, picture rail, wooden flooring and a feature, ornate cast iron fireplace with marble hearth. The main bathroom is luxurious, with an opaque glazed sash window to the side, a freestanding bath with shower attachment, an enclosed WC, wash hand basin with drawers beneath and mirrored cabinet above, and a shower enclosure, chrome heated towel rail, part tiled walls and tiled floor. Bedroom two has two sash windows to the side, built-in wardrobes, ceiling coving and picture rail. Bedroom three has a sash window to the side, a built-in cupboard and picture rail. A further bathroom provides a shaped, panelled bath with glazed screen and shower attachment, a wash hand basin set into a vanity top with storage beneath, a built-in cupboard, chrome heated towel rail, part tiled walls, tiled floor and a sash window to the rear; there is also a separate WC.







To the second floor is a small landing with a skylight and a built-in cupboard. Bedroom four has a window to the side. Bedroom five has two skylights and feature exposed roof purlins. Bedroom six completes the accommodation, having four skylights, feature exposed roof purlins and eaves storage.

Outside

The property enjoys a walled and hedged front forecourt with a variety of plants, trees and shrubs. To the side is a block paved driveway providing ample off street car standing and gated access to a single garage. To the rear of the house is an enclosed, block paved courtyard style garden with a variety of trees and plants.

Tenure: Freehold

Local Authority: Leicester District Council

Tax Band: F

Listed Status: None

Conservation Area: Stoneysgate

Services: All mains services and gas-fired central heating & a multi-fuel log burner

Broadband delivered to the property: Fibre, speed unknown

Non-standard construction: Believed to be Standard.

Wayleaves, Rights of Way & Covenants: None our Clients are Aware of

Flooding issues in the last 5 years: None our Clients are Aware of

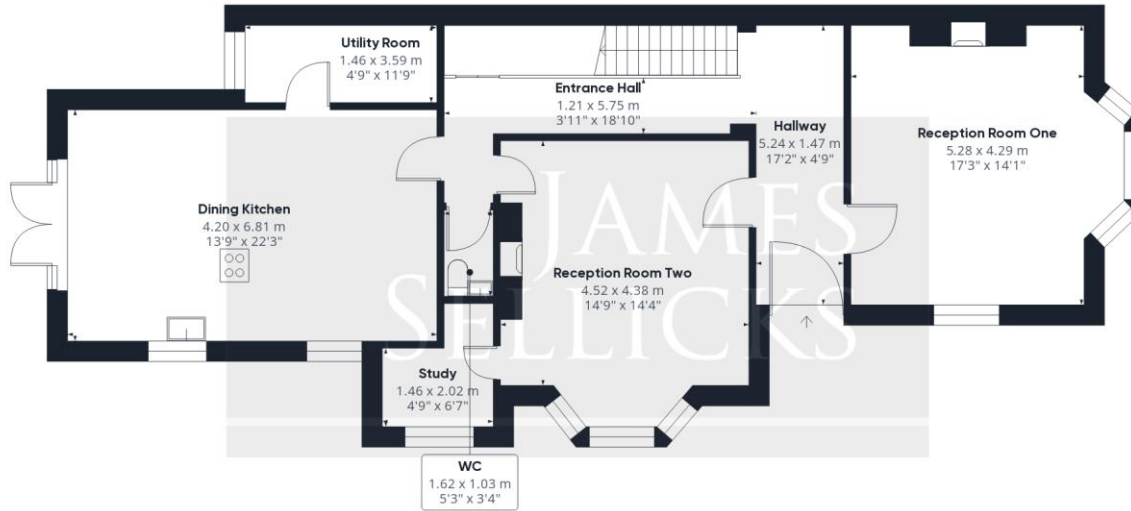
Accessibility: Three-storey property, no accessibility modifications made.

Planning issues: None our Clients are Aware of

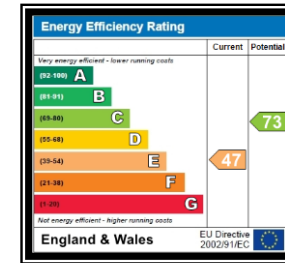








Floor 1



Approximate total area⁽¹⁾

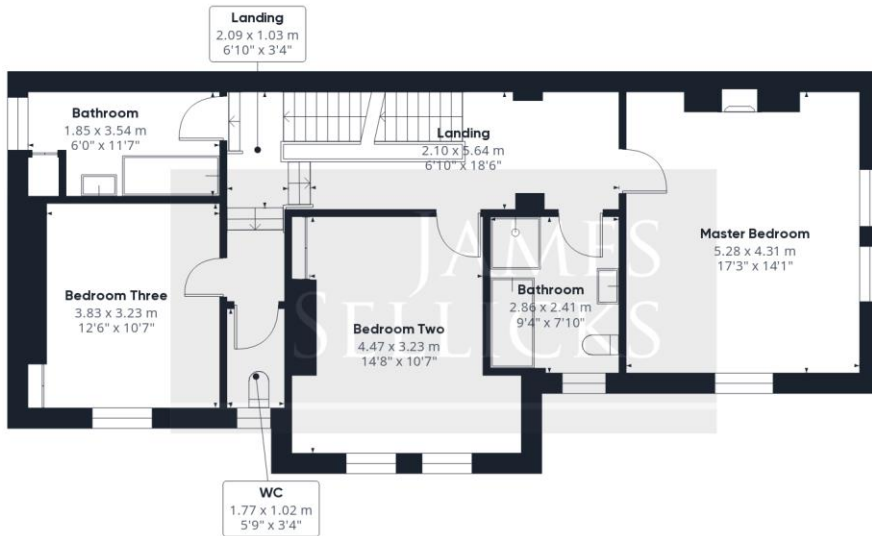
247.9 m²

2668.38 ft²

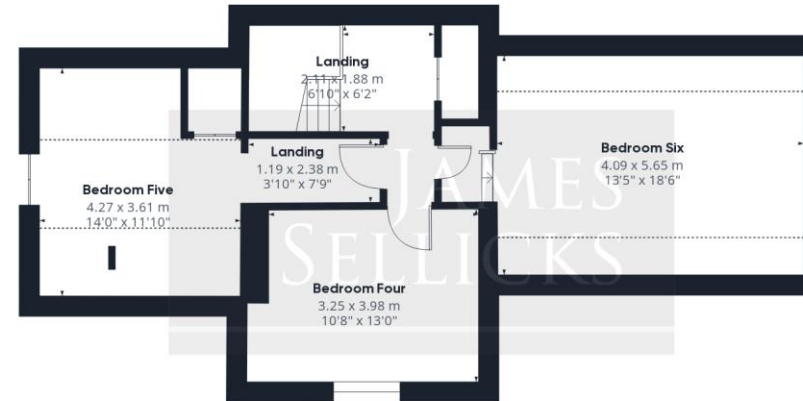
Reduced headroom

15.46 m²

166.44 ft²



Floor 2



Floor 3

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamesseilicks.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.

