

JAMES SELICKS

ELMFIELD

41 ELMS ROAD, STONEYGATE
LEICESTER LE2 3JD

GUIDE PRICE £850,000



A beautifully extended and immaculately presented, five bedroom semi-detached family home offering the perfect balance of style, comfort and versatile living. Set within a generous plot, it boasts a truly beautiful garden, leafy open views to the rear, and seamless inside/outside living, ideal for modern family life.

Storm porch • entrance hall • sitting room • open plan living, dining, kitchen, study area • snug • utility room • boot room • ground floor cloakroom • four first floor bedrooms • family bathroom • second floor double bedroom • en-suite shower room • driveway • single garage • beautiful rear gardens • outdoor office/garden room • heritage style double glazed windows installed in 2025 • made to measure shutters • EPC - D

Location

Long regarded as one of South Knighton's premier addresses; Elms Road is a charming tree-lined street boasting an eclectic mix of period properties within easy reach of the city centre and local facilities found along nearby Queens Road shopping parade with its niche boutiques, fashionable restaurants and bars.

Accommodation

A charming storm porch with mosaic tiled flooring sets a welcoming tone. A wooden front door with stained glazed insert leads into an inviting hallway with original mosaic flooring, a picture rail, and a useful understairs storage cupboard. To the front of the property is a spacious sitting room with a wood effect uPVC framed bay window with shutters, boasting original features including stripped floorboards, a further stained glazed side window, ceiling coving, picture rail and a period metal fireplace.

At the heart of the home, the stunning open plan living, dining and kitchen area is beautifully designed for both everyday life and entertaining. The dining space enjoys a cosy log burner and bamboo flooring, while a small study nook leads to the utility room. Beyond, a snug-style living area with original oak flooring, a bay window and picture rail creates a relaxing retreat.

The kitchen boasts an excellent range of stylish green cabinetry with granite worktops, a Belfast sink, an island with breakfast bar seating and integrated appliances including a Smeg dishwasher and a Rangemaster oven with a gas hob. Twin side windows and large rear bi-fold doors fill the space with light and connect seamlessly to the garden. From the study area, a utility room with a range of cabinetry and black flooring leads to a boot room with external access, a boiler cupboard and a useful ground floor cloakroom.

A staircase with a beautiful runner opens to a spacious first floor landing. The master bedroom is a generous double with exposed floorboards, fitted wardrobes, a bay window with shutters and a picture rail.

A second front bedroom, also a double, has a window with shutters, a picture rail and stripped floorboards. The largest rear bedroom features exposed floorboards, a bay window with shutters, an exposed fireplace, and picture rail. A further bedroom on this floor offers flexibility as a small double or generous single, with a fireplace, stripped floorboards, a picture rail and shuttered window. The family bathroom is finished to an exceptional standard, with a freestanding bath, a corner shower with a Crittall style glass screen, a Burlington wash hand basin, WC, cast-iron radiator, and black and white mosaic tiled floor.







The second floor houses a further double bedroom with a rear dormer window and an en-suite shower room comprising a WC, double shower, wash hand basin and cast-iron radiator, complemented by metro-tiled walls and hexagonal mosaic flooring.

Outside

A stone driveway provides ample parking for up to five cars, framed by a neat hedge for privacy, leading to a single garage with power and lighting. The rear garden is a true highlight; a beautifully landscaped, mature space offering complete privacy and a stunning green outlook. With a choice of seating areas across a mix of patio and partially raised decking, it's perfect for relaxing or entertaining. Well-planted flower beds add seasonal colour, while the level lawn stretches towards a greenhouse and is framed by mature trees and hedging, giving the feel of a secluded countryside retreat.

A versatile outdoor office/garden room with corner bi-fold doors and multiple windows provides endless possibilities as a home office, guest space, studio, or hobbies room.

Tenure: Freehold. **Local Authority:** Leicester City Council, **Tax Band:** F

Listed Status: None. **Conservation Area:** None.

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Unknown.

Wayleaves, Rights of Way & Covenants: TBC

Flooding issues in the last 5 years: TBC

Accessibility: TBC

Planning issues: TBC









Elms Road, Stoneygale, Leicestershire, LE2

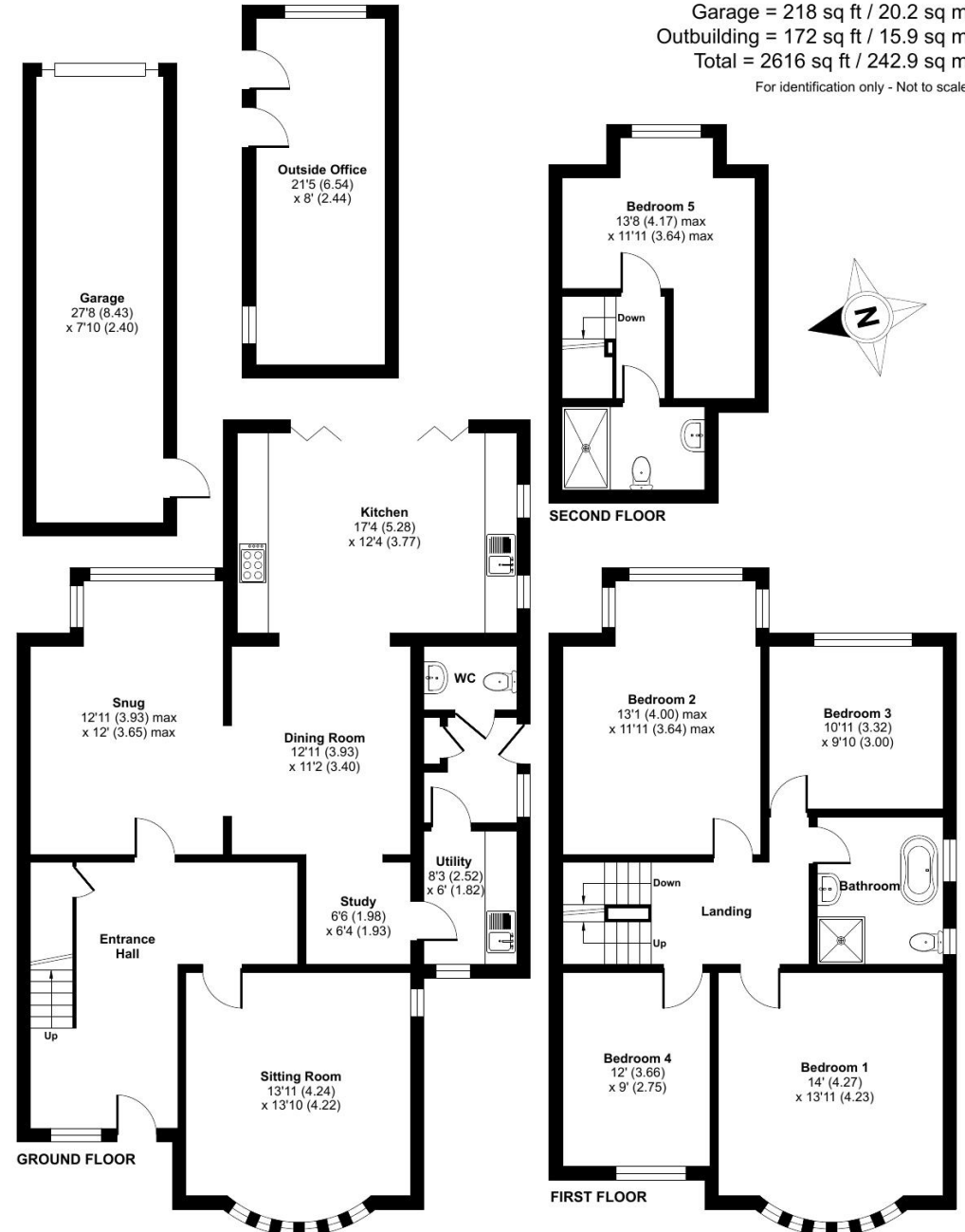
Approximate Area = 2226 sq ft / 206.8 sq m

Garage = 218 sq ft / 20.2 sq m

Outbuilding = 172 sq ft / 15.9 sq m

Total = 2616 sq ft / 242.9 sq m

For identification only - Not to scale



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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.

