

JAMES SELICKS

93 KINGSWAY ROAD

STONEYGATE, LEICESTER
LE5 5TU

GUIDE PRICE £475,000



An attractive four-bedroom detached home, well maintained but now in need of some updating, located in the popular suburb of Stoneygate.

Entrance hall • cloakroom • sitting room open to dining room • conservatory • kitchen • store room • four bedrooms • bathroom • driveway • garage • lawned gardens • EPC - tbc

Accommodation

The home is entered via a porch with a UPVC front door and premium Amtico flooring, leading into a welcoming hallway with Axminster carpet and doors to the principal ground-floor rooms. The lounge features a large floor-to-ceiling UPVC window to the front, carpeted flooring, two radiators, and stylish blinds. An archway with spotlights leads through to the spacious dining room, also carpeted, which flows seamlessly into the conservatory. The conservatory, complete with Amtico flooring and a radiator, offers a bright and versatile space with a door opening onto the rear garden.

The kitchen is a high-quality German design by Rational, finished in a mint green/blue with Corian worktops and a coordinating green tiled splashback. It offers an excellent range of storage, including two pull-out corner units, wall-mounted glass-fronted cabinets, and a breakfast bar peninsula. Appliances include a double oven, a five-ring stainless steel Neff gas hob with extractor, and plumbing for a fridge-freezer (with water dispenser) and dishwasher. A Glow-worm boiler is housed in a dedicated cupboard, which also provides ladder storage. The kitchen features a double sink with drainer and spotlights throughout, with fully programmable Google Nest smart thermostats controlling gas boiler, central heating, and radiators throughout the property.

A cloakroom, with Amtico flooring, part-tiled walls, WC, washbasin with storage, and a small cupboard, leads into the utility room. The utility also has Amtico flooring, plumbing for a washer and dryer, a radiator, and doors to both the front and rear of the property. This lean-to style space includes a useful garden storage area.

The first-floor landing, featuring an oak staircase and Axminster carpet, provides access to all bedrooms and a storage cupboard, with a side-facing UPVC window filling the space with natural light. The master bedroom is a generous double with a front-facing UPVC window, fitted wardrobes, dressing table, and Mitsubishi air conditioning unit. The second bedroom is also a spacious double, with front-facing UPVC window, wood-effect laminate flooring, fitted wardrobes, and a second air conditioning unit. The third bedroom, a double with rear-facing UPVC window, includes a fitted wardrobe, dresser, and premium wood-style tiled flooring. The fourth bedroom is currently used as an ironing room but offers flexibility as a study or guest room. The family bathroom is fully tiled, featuring a power shower over the bath, WC, washbasin with storage, and a rear-facing UPVC window, with two extra-large water tanks located in the attic.

This home is equipped with a comprehensive alarm system, with detectors in every room including the garage and conservatory, offering the option for part-setting, and a CCTV system with night vision (two cameras at the front, two at the rear). Additional comforts include window dressings throughout, including blinds in the lounge and front bedrooms, curtains in the lounge and all bedrooms, and full fibre broadband connectivity. Planning permission has previously been granted for an extension to the front, offering potential for further enhancement.







Outside

The front of the property offers a block-paved driveway with parking for three vehicles. The rear garden is mainly laid to lawn with a patio area, offering excellent privacy and backing onto a wooded spinney maintained by the council. A single garage with power and lighting provides potential for conversion into an additional reception room, subject to planning permission. The property is fully double glazed throughout, ensuring comfort and energy efficiency.

Location

The house is located in one of Leicester's most sought-after residential areas, approximately two miles south east of the city centre, professional quarters and mainline railway station to London St Pancras in just over one hour. Day to day shopping can be found at the fashionable Allandale Road/Francis Street shopping parades and within nearby Evington and Oadby villages. Excellent local schooling is available within the area, including Evington Valley, Linden and Mayflower Primaries, the Leicester Islamic Academy, Gartree & Beachamp Colleges.

Tenure: Freehold. **Construction:** Believed to be Standard.

Local Authority: Leicester City Council, **Tax Band:** B

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: Full fibre.

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

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

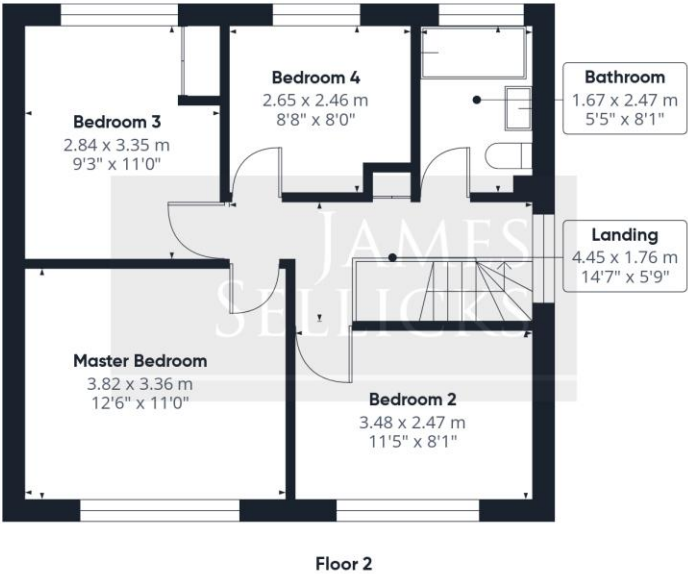
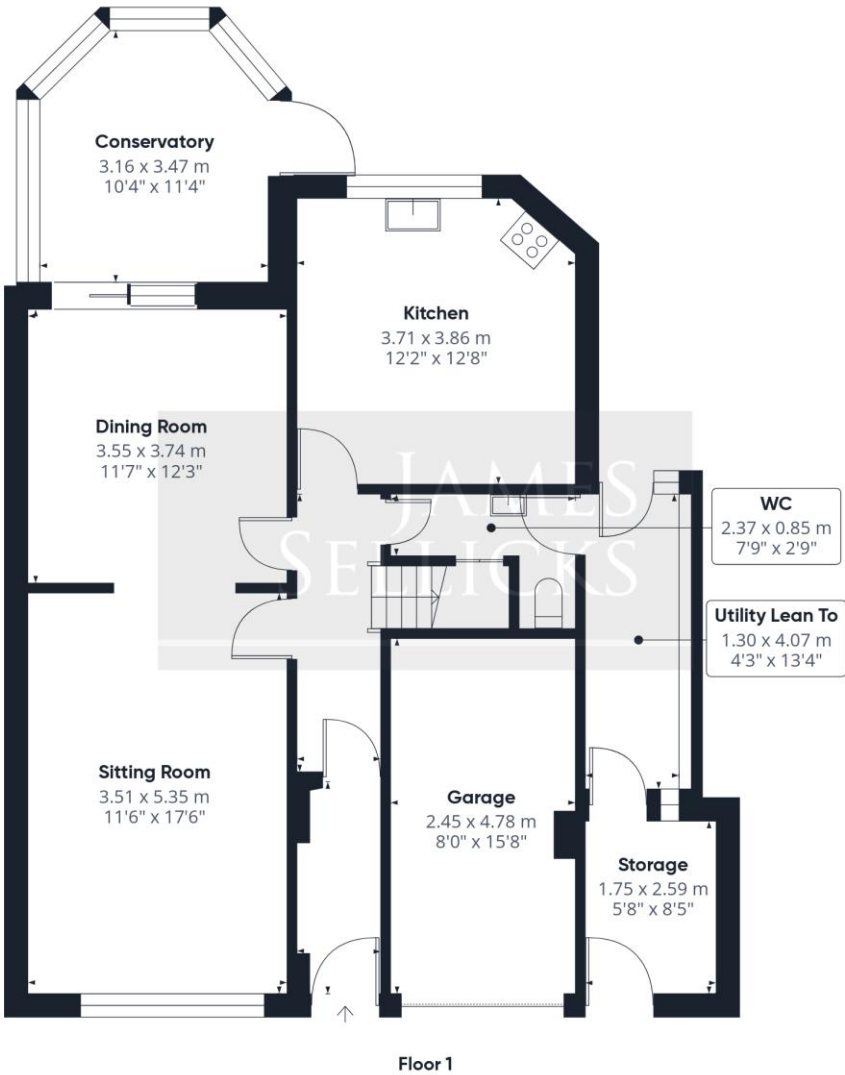
Accessibility: Two-storey property, no specific accessibility modifications made.

Planning issues: None our Clients are Aware of.



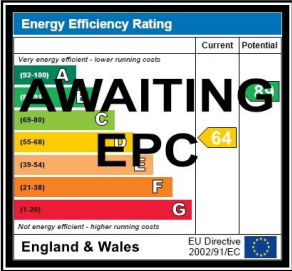






Approximate total area⁽¹⁾

139 m²
1496 ft²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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.

