



Lindrick Drive, Stoneygate, Leicester, LE5 5UH

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Property Description

Welcome to Lindrick Drive, a wonderful detached 5 bedroom family home located on a highly desirable cul-de-sac location on the border between the ever popular Stonegate and Evington districts of Leicester. Set back from the road behind a pretty, manicured front garden and paved driveway providing off road parking for multiple cars, the property opens into a light and spacious porch with access through a welcoming hallway in the main portion of the home. Downstairs, this beautiful home has been expertly decorated to create a stylish and contemporary living space for the whole family to enjoy. The main sitting area features a large window overlooking the front garden and flows seamlessly into the dining area and down a step to an extended garden room with multi-aspect views over the magnificent south/west facing rear garden. The downstairs portion of the home is completed with a large and spacious kitchen with ample storage, preparation space and a wealth of integrated appliances alongside a small pantry and always useful cloakroom/WC.

Upstairs, you will find 5 bedrooms, four of which are big enough to comfortably fit in a double bed and a further single bedroom currently set up as a home office with lovely views over the rear garden. The master bedroom has the added bonus of its own private ensuite shower room, a feature rarely seen in a property of this style. This excellent addition alongside the main family bathroom ensures convenience for the entire family.

Outside, a stunning south/west facing rear garden is mainly laid to lawn but also features excellently placed decking and patio areas. The surrounding hedges and shrubs perfectly shield the space ensuring a private and peaceful retreat. The garden also benefits from having additional rear access into the double garage with an up-and-over door leading back out onto the front driveway.

With an array of schools, shops, amenities and the city of Leicester within easy reach, Lindrick Drive is a real must see!





Key Features

- Detached family home
- Recently redecorated living area
- Large south/west facing rear garden
- Highly sought-after location on the Stoneygate/Evington border
- Master bedroom with ensuite and four additional bedrooms
- Open plan living areas with additional garden room
- Private off road parking and double garage
- Perfectly located within easy reach of local shops and amenities
- UPVC double glazing throughout
- Potential to further extend (STPP)

**Offers Over
£475,000**

Accommodation in Detail

Ground Floor

Porch

UPVC door opening into a sizable brick built porch with side facing window and door leading into the main portion of the property.

Entrance Hallway

A welcoming entrance hall, housing the stairs to the first floor with wood effect laminate flooring, a useful understairs storage cupboard providing plenty of space for coats and shoes. Access to the cloakroom, kitchen and lounge.

Lounge

16'6 x 9'11 (5.03m x 3.02m)

Stylish and contemporary sitting room with a large, full height window to front elevation allowing in plenty of natural light and a stone fireplace surround with inset stainless steel inset gas fire and marble hearth, and wood effect laminate flooring continuing through from the entrance hallway.

Dining Room

11'8 x 9'6 (3.56m x 2.90m)

Open plan dining area with easy access to both the main lounge and additional garden room.

Kitchen

13'0 x 9'7 (3.96m x 2.92m)

The large kitchen is light, bright, and features a large window overlooking the beautiful rear garden. Fitted with a range of wall and base level units and drawers (also housing the gas-fired central heating boiler which is serviced yearly) providing ample storage space. Plenty of worktops with tiled splashbacks, a stainless steel sink with a mixer tap, integrated appliances including a Hygena dishwasher, fridge, Neff stainless steel oven with Diplomat four-ring gas hob and stainless steel extractor unit over. There is space and plumbing for an automatic washing machine and an understairs storage cupboard, inset ceiling spotlights, wood effect laminate flooring and a door to the side leading out onto the rear garden.

Garden Room

10'11 x 8'10 (3.33m x 2.69m)

A bright and sunny garden room with inset ceiling spotlights and tiled flooring, four tall feature windows to the side overlook the garden and allow plenty of natural light to come flooding in and a sliding patio door leading directly into the garden.

Cloakroom

5'1" x 6'1" (1.57 x 1.86)

Two piece WC with toilet and wash basin.

First Floor

Landing

Light and airy landing housing the airing cupboard with water tank and access the all five bedrooms and the family bathroom.

Bedroom One

14'0 x 9'11 (4.27m x 3.02m)

Spacious master bedroom with two sizeable windows overlooking the front of the property and access to a private ensuite shower room.





Ensuite Shower Room

6'2 x 3'3 (1.88m x 0.99m)

Ever useful and rarely seen in a property of this age/style, the ensuite shower room features a WC, pedestal wash hand basin and a large glazed shower cubicle with electric shower, inset ceiling spotlights, chrome heated towel rail, part tiled walls and tiled flooring.

Bedroom Two

11'8 x 9'11 (3.56m x 3.02m)

A stylish and contemporarily decorated bedroom with front facing window and ample storage space.

Bedroom Three

10'6 x 9'11 (3.20m x 3.02m)

A further double bedroom featuring a front facing window, in built wardrobe and wash basin.

Bedroom Four

8'8 x 9'7 (2.64m x 2.92m)

A cosy yet well sized forth bedroom with rear facing window overlooking the garden.

Bedroom Five

9'0 x 6'4 (2.74m x 1.93m)

A well sized single room currently set up as a home office with a rear facing window overlooking the garden.

Family Bathroom

7'0 x 6'4 (2.13m x 1.93m)

A spacious family bathroom with a side facing, frosted window, a WC, pedestal wash hand basin and a panelled bath with glazed shower screen and a over-the-top power shower, a chrome towel rail, fully tiled walls and tiled flooring.

Garage

Double garage with an electric up and over door and handy access to the rear garden. Ideally suited for additional parking, a great storage space or for conversion into an additional downstairs room subject to planning permission.

Outside

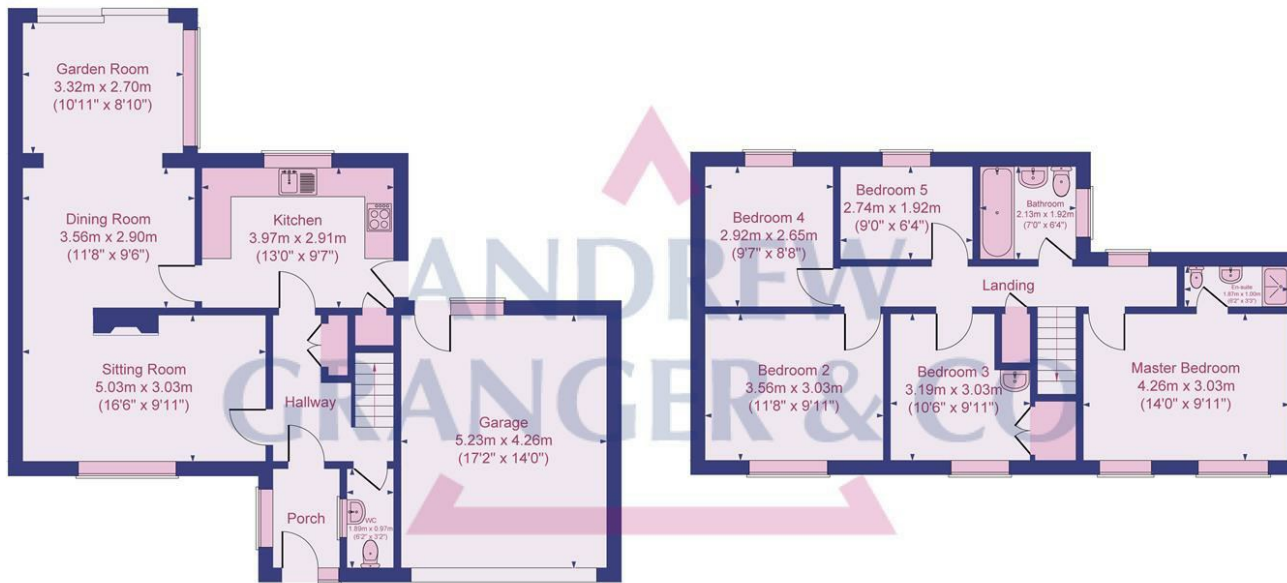
Towards the front of the property sits a pleasant manicured lawn and a paved driveway allowing private off road parking for multiple vehicles. Gated access to the side of the property leads to a beautiful south/west facing rear garden, mainly laid to lawn with thoughtfully placed decking leading out from the garden room and paved patio entertaining areas. Being surrounded by an array of hedges and shrubs allows the garden to be private and peaceful whilst still making the most of the sun.



Floorplan

Approximate Gross Internal Area

126.4 sq. m. (1360 sq. ft.)
Garage At 22.2 sq. m. (239 sq. ft.)
Total 148.6 sq. m. (1599 sq. ft.)



Ground Floor

Floor Area 62.1 sq.m. (668 sq.ft.) approx
Garage 22.2 sq.m. (239 sq.ft.) approx

First Floor

Floor Area 64.3 sq.m. (692 sq.ft.) approx

Not to scale, for layout reference only. All Measurements are Approximate
Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating - E

Tenure - Freehold

Council Tax Band - E

Local Authority
Leicester (city of)

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