



Guilford Road

Stoneygate | LE2 2RD

SIGNATURE.
HOMES OF MIDLANDS

GUILFORD ROAD

For the first time to the market in 30 years, is this handsome, four bedroom Edwardian home, boasting an enviable position on one of Stonegate's sought after tree lined streets.

FIRST IMPRESSIONS

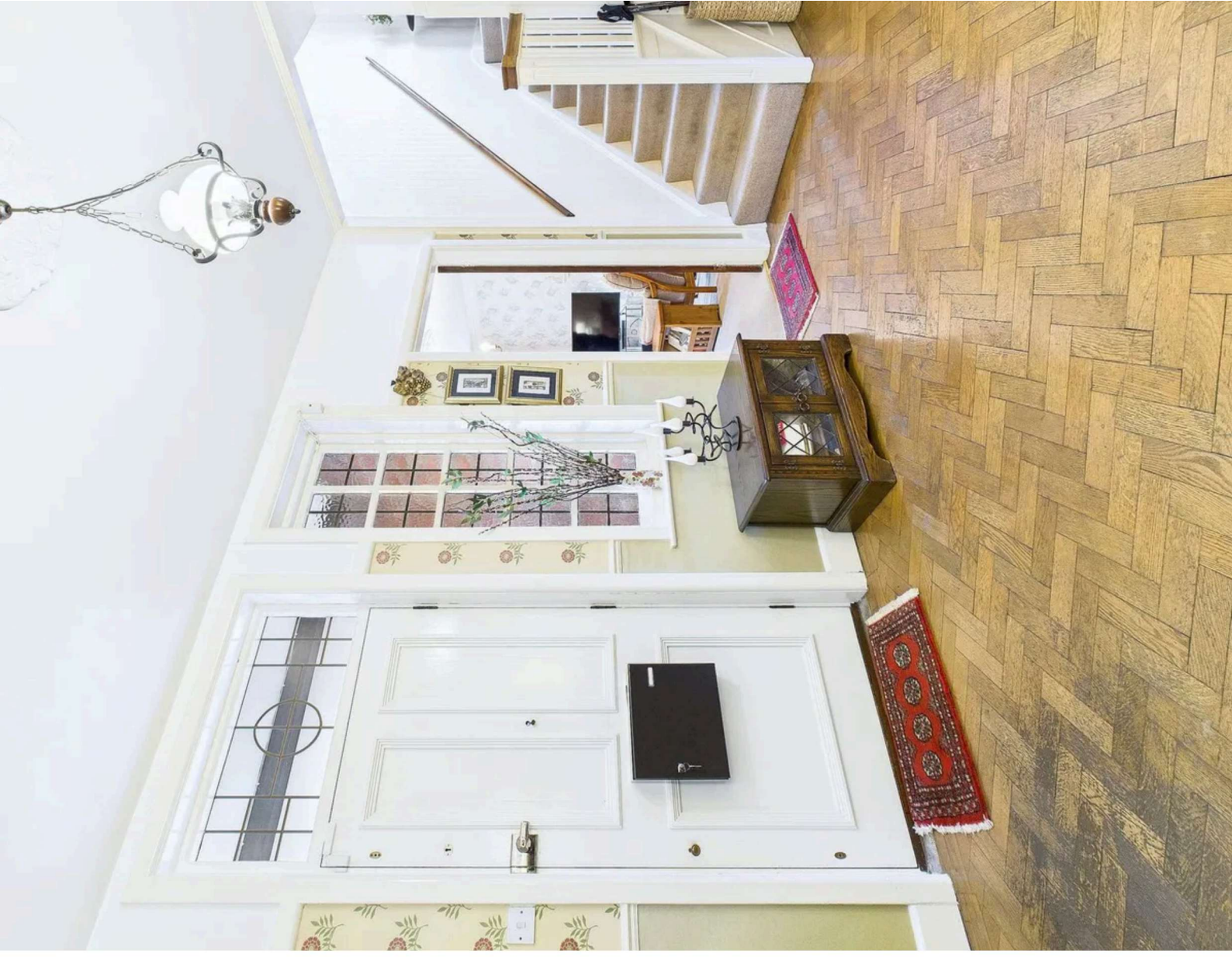
This substantial four-bedroom Edwardian semi-detached house is situated in the highly regarded Stoneygate area of Leicester and offers generous family accommodation combined with a wealth of original period features. The property also benefits from off-road parking, a garage and well-maintained, landscaped gardens.

The property is entered via a storm porch with original leaded windows, leading into an impressive entrance hall that immediately reflects the quality and character of the home. The hall features original parquet flooring, a dado rail and decorative ceiling rose, all set beneath high ceilings, and provides access to a conveniently positioned ground floor WC.

At the front of the house is a well-proportioned lounge, enhanced by a large bay window which allows plenty of natural light. The room retains many original features including a ceiling rose, coving and a traditional fireplace with period surround, creating a comfortable and elegant living space.

To the rear of the property is a spacious kitchen diner, well suited to modern family living and entertaining. The kitchen is fitted with an extensive range of wall and base units, a central island and a seating area. Integrated appliances include a double oven, with further space and plumbing provided for a dishwasher. Adjoining the kitchen is a useful utility room, offering space and plumbing for a washing machine and tumble dryer, along with a recess for a freestanding fridge freezer.

There is a further reception room to the rear, which enjoys views over the garden and retains original features including a ceiling rose, picture rails and a traditional fireplace. A glazed timber door opens directly onto the rear garden, making this a versatile space suitable for a dining room, family room or additional sitting room.















The first-floor landing is accessed via a return staircase and features a charming leaded window to the side elevation, providing natural light. From here, all first-floor accommodation is accessed.

The principal bedroom is positioned to the front of the property and benefits from high ceilings, a large window creating a bright and airy feel, a feature fireplace and picture rail. A walk-in closet provides excellent storage and leads to an en suite shower room fitted with a three-piece suite.

Bedroom two overlooks the rear garden and features an attractive window with a built-in window seat, large fitted wardrobes, a fireplace and picture rails. Bedroom three has a window to the front, picture rails and a radiator, while bedroom four enjoys a rear-facing window, picture rails and a fitted wardrobe.

The family bathroom is fitted with a four-piece suite comprising an enclosed flush WC and wash basin set within a vanity unit, a bath and a separate shower enclosure. Obscured timber-framed windows to the side elevation provide natural light and privacy, and the room is finished with wooden flooring.

















Outside, the front of the property is enclosed by a brick dwarf wall with wrought iron fencing and a gate, with a pathway leading to the front door. A driveway provides off-road parking for two vehicles and leads to the garage. To the rear, the landscaped garden offers a large paved patio, established borders with mature shrubs and planting, a decorative water feature and a lawned area, all enclosed by timber fencing. A further area to the side includes a timber shed and provides access to the garage.

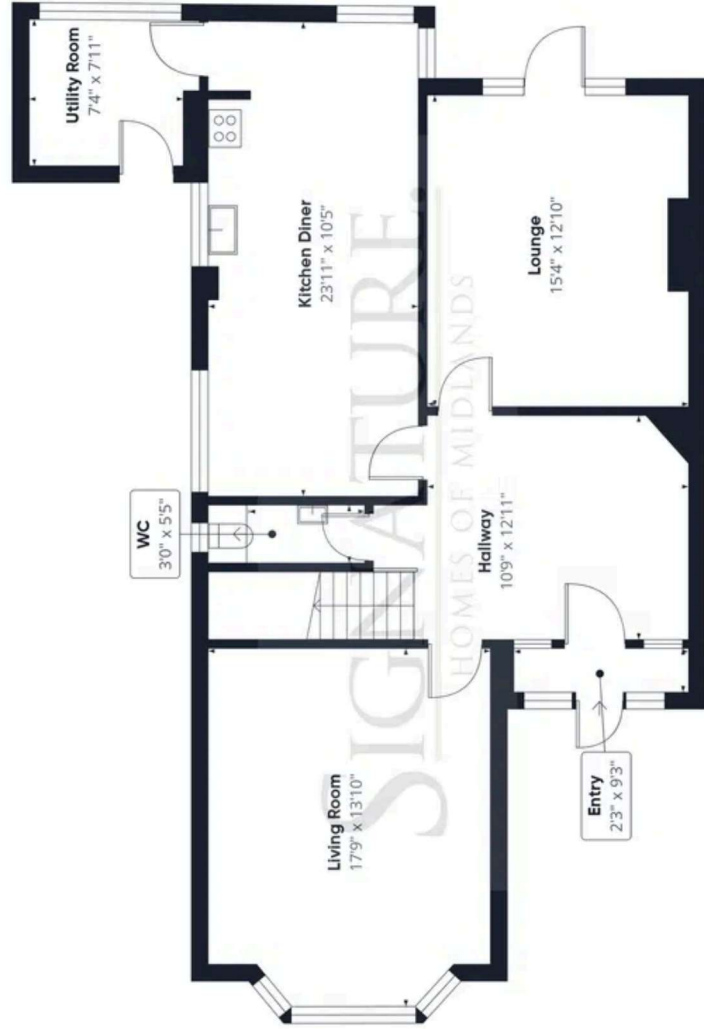
The property is situated in the highly sought after suburb of Stonegate, one and a half miles from the City Centre, offering a comprehensive range of local amenities including the nearby supermarkets and recreational facilities. Within walking distance are the ever-popular Allandale Road/Francis Street and Queens Road shopping parades which offer a wide variety of independent shops and boutiques.

Leicester City Centre is situated a 10 minute drive away providing a broad selection of eateries and shopping opportunities including the award-winning Highcross Shopping Centre.

There is a wide selection of renowned independent and state schooling in the area while the University of Leicester and Leicester Royal Infirmary are only a short walk/drive away. Access links to further afield are excellent with the A6 London Road found at the top of Guilford Road offering convenient access to the Leicester mainline train station which provides services to London St Pancras in a little over an hour.







Approximate total area⁽¹⁾
1783 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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