

FOR SALE
Grenfell Road
Stoneygate
Leicester LE2 2PA



OFFERS IN EXCESS OF: £575,000

- A Superb & Well Presented Detached Family Home
- Located In The Desirable Area of Stoneygate
- Entrance Hall, Lounge, Study/Bedroom Four, Kitchen, Conservatory & Cloakroom
- 3/4 Bedrooms & Family Bathroom
- Front Garden With Driveway & Garage, Rear Garden With a Private & Sunny Outlook
- Offered With No Chain
- Ideal For Families



Location

This property is located on a sought after road in the highly regarded area of Stoneygate, bordering Oadby. The property is within close proximity to private and public schooling, everyday local amenities, a wide range of shopping facilities with more local neighbourhood shopping facilities found along Allandale Road/Francis Street shopping parades and is within a short drive to motorway networks. The area is serviced by frequent bus links to and from areas of Leicester.

Description

A superb and well-presented detached family home sitting on a generous plot within a highly regarded area. The property briefly comprises; porch, entrance hall, lounge, study/bedroom four, kitchen, open plan to conservatory, cloakroom wc, stairs to first floor landing, three well sized bedrooms, two with fitted wardrobes, and a family bathroom. To the front of the property, a garden, driveway and single garage, to the rear, mature gardens with a private and sunny outlook. The property benefits from gas central heating and double glazing and is offered with no chain.

Accommodation

All measurements are approximate:

Porch

Entrance Hall

Double glazed, wooden door to front, radiator, power points, pendant light fitting, stairs to first floor.

Lounge - 20' 8" x 14' 5" (6.29m x 4.39m)

Double glazed window to front, double glazed patio doors and windows to rear, parquet flooring, radiators, power point, pendant light fitting.

Study/Bedroom Four - 11' 5" x 11' 0" (3.48m x 3.35m)

Double glazed doors to rear, double glazed windows to side, radiator, power points, pendant light fitting.

Kitchen - 12' 2" x 11' 11" (3.71m x 3.63m)

Double glazed door to side, an excellent range of contemporary style gloss wall and base units with soft closing drawers and granite worktops over, one and a quarter stainless steel sink with hot and cold mixer tap, 5 burner gas hob, stainless steel double oven, dishwasher, washing machine and tumble dryer, stainless steel and granite splashback surrounds, radiator, power points, spotlights, open to:

Conservatory - 11' 7" x 9' 6" (3.53m x 2.89m)

Double glazed windows and door to rear, radiator, electric heater, pendant light fitting.

Cloakroom WC

Double glazed window to side, low level WC, wash hand basin, pendant light fitting.

First Floor Landing

Double glazed windows to front, storage cupboard, access to loft, pendant light fitting.

Bedroom One - 13' 8" x 10' 10" (4.16m x 3.30m)

Double glazed window to rear, built in wardrobes, tv point, radiator, power point, pendant light fitting.

Bedroom Two - 10' 10" x 10' 5" (3.30m x 3.17m)

Double glazed window to rear, fitted wardrobes, tv point, radiator, power points, pendant light fitting.

Bedroom Three - 10' 6" x 7' 6" (3.20m x 2.28m)

Double glazed window to front, storage cupboard, radiator, power points, pendant light fitting.

Family Bathroom - 8' 5" x 7' 6" (2.56m x 2.28m)

Double glazed window to side, panelled bath with hot and cold mixer taps, electric shower over, wash hand basin with a vanity unit below, low level WC, radiator, pendant light fitting.

Tenure

Freehold.

EPC

Pending.

Council Tax

The property falls within Band D.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

Leicester City Council.

Kal Sangra, Shonki Brothers Ltd

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GROUND FLOOR

1ST FLOOR



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