



Guide Price £800,000-£830,000

Holmfield Road, Stoneygate, Leicester, LE2 1SA

- Detached Property
- Entrance Hall
- Kitchen / Diner
- Large Established Rear Garden & Front Driveway
- Early Viewing Advised
- Stoneygate Location
- Two Reception Rooms & Study
- Five Bedrooms / Two Bathrooms
- Freehold / EPC C / Council Tax G
- No Upward Chain



GUIDE PRICE £800,000-£830,000

A substantial DETACHED FIVE BEDROOM property situated on a large plot within the desirable location STONEYGATE, close to the City Centre, providing great access to Leicester Royal Infirmary, Leicester University, the train station and the fashionable Queens Road shopping parade.

Built in 1924, comprising an entrance hall, two reception rooms and study. Kitchen / diner. Stairs leading to five bedrooms and family bathroom with a separate shower. To the rear the property boasts a large established rear garden and to the front a good sized driveway.

Offered With No Upward Chain. Early Viewing Advised.

CALL BARKERS - 0116 2709394.



ENTRANCE HALLWAY

Strip wooden flooring, radiator, stained glass window to rear and side aspect, stairs rising to first floor:



PORCH

Access via UPVC door, quarry tiled flooring, double glazed window to side aspect, feature brick archway above wooden front door:



LOUNGE

20'9" into bay x 13'3" (6.35 into bay x 4.06)

Log burner, stained glass windows to side aspect, stripped wooden flooring, radiator, double glazed bay window and French doors leading to garden:



DINING ROOM

20'2" into bay x 12'11" (6.16 into bay x 3.95)

Double glazed bay window, stripped wooden flooring, radiator and feature fire with tiled hearth and surround:



EXTENDED KITCHEN

11'11" x 16'6" (3.65 x 5.05)

Wooden units worktops over, double oven and six ring gas hob with extractor chimney, ceiling spotlights, space provided for washing machine, fridge/freezer and dishwasher. Wooden bi-fold doors leading to rear garden and window to front aspect:



STUDY

18'8" (largest measurement) x 9'11" (5.69 (largest measurement) x 3.04)

Formally the garage, double glazed window to side and front aspect, radiator, wooden flooring. Storage cupboard housing meters and gas boiler:



GROUND FLOOR SHOWER ROOM

6'9" x 2'6" (2.08 x 0.78)

Shower cubicle with electric shower, towel rail, w/c and wash hand basin:



LANDING

Stripped wooden flooring, dado rail, loft access and skylight:



BEDROOM TWO

20'3" into bay x 13'5" (6.18 into bay x 4.09)

Stripped wooden flooring, radiator and double glazed bay window to front elevation:



PRINCIPAL BEDROOM

15'11" x 13'4" (4.87 x 4.08)

Double glazed window to side and rear elevation, radiator and fitted wardrobe:



BEDROOM THREE

15'1" x 9'11" (4.62 x 3.04)

Stripped wooden flooring, radiator and double glazed window to front elevation.



BEDROOM FOUR

13'3" x 10'0" (4.06 x 3.05)

Stripped wooden flooring, radiator and double glazed window to rear elevation:

BEDROOM FIVE

7'8" x 10'10" (2.34 x 3.32)

Double glazed window to front and rear elevation, radiator:



BATHROOM

11'8" x 7'0" (3.58 x 2.14)

Double glazed windows to side elevation, wash hand basin, w/c, bath and shower cubicle, with mixer and rainhead shower:



OUTSIDE

The property boasts a magnificent established rear garden with block paved patio, good size for entertaining, step up to a mainly lawned area with mature borders. To the front there is ample off road parking with garden borders

The property also has PV Solar panels which are a useful addition:

FREE VALUATION

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

GENERAL REMARKS

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention.

Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

MONEY LAUNDERING

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am - 5.30pm

Saturday 9am - 4pm



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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THINKING OF SELLING?

WE OFFER THE FOLLOWING:



- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

