



Avenue Road
Stoneygate, Leicester, LE2 3EA



Oliver Rayns
ESTATE AGENTS

A charming three bedroom detached bungalow on the highly sought after Avenue Road on the Stoneygate/Clarendon Park border. Spacious living accommodation is complemented by a low maintenance rear garden and courtyard.



- Detached Bungalow
- Three Good Sized Bedrooms
- Two Spacious Reception Rooms
- Fitted Kitchen With Appliances
- Low Maintenance Garden
- Beautiful Summerhouse With Power
- Off Road Parking
- Highly Desirable Stoneygate Location
- Excellent Access Links To City And Hospitals
- Early Viewing Highly Advised





Property

This delightful detached bungalow is a rare find within Stonegate and offers a wealth of accommodation with the convenience of single storey living. Deceptively spacious, this property extends far beyond its frontage and offers flexible accommodation with the potential to be remodelled subject to planning permission to serve as a contemporary family home if desired. The living space comes in the form of two reception rooms and a light and airy dining kitchen.

The street facing hallway, with WC, grants access into the bay fronted dining kitchen which flows into the secondary reception room to the side and primary living room via an internal lobby to the rear. The main reception room currently used as the living room boasts coving to the ceiling and a statement fireplace with stone hearth and surround as well as double doors flowing into the inner courtyard garden. The second reception room enjoys a bay window and offers flexible space to suit individual requirements and is flooded with an abundance of natural light thanks to the pitched roof skylight allowing for an ideal home office, snug or library. The kitchen sits to the front of the home and provides a wide range of units as well as space for an informal dining table. The timber effect wall and base units are arranged in an asymmetrical horseshoe shape and topped with a rolled edge laminate worksurface which encompasses a sink and drainer unit. Integrated appliances include a built-under fridge, dishwasher and cooker with gas stove hob and separate oven and grill below.

Beyond the living room, a second hallway, with generous built in storage, grants access to each of the three bedrooms. The master bedroom benefits from fitted wardrobes while the other two double bedrooms offer ample space for freestanding bedroom furniture. Completing this home is a bathroom and a further WC. The bathroom is fitted with a panelled bath with shower over. The WC is decorated with half height wall tiling and comprises a wash hand basin, chrome heated towel rail, and WC.

Outside

The frontage is well presented and offers a concrete pathway up to the front door as well as off road parking for a vehicle. To the left hand side of the frontage is an enclosed side alleyway running into the garden beyond.

Nestled between the front and rear portions of the property, a low maintenance courtyard offers a serene and highly private space for relaxing through the warmer months. A further garden to the rear of the property has been landscaped with a combination of flowerbeds, slabbed patio and pathways, and trellising decorated with climbing plants. The patio to the bottom of the garden serves as the ideal suntrap, as does the feature summerhouse which is fully equipped with lighting and two useful powerpoints. Privacy is maintained thanks to timber fencing and brick wall borders.

Location

The property is situated on the highly sought after Avenue Road in Stoneygate. The suburb lies one and a half miles from the City Centre and offers a comprehensive range of local amenities including the nearby supermarkets, public transport links, Leicestershire Golf Club and Leicester Lawn Tennis Club. Within walking distance are the ever-popular Allandale Road 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.

Access links to the area are excellent with the A6 London Road, located at the top of the property's road, offering convenient access to the Leicester mainline train station. The station provides services to London St Pancras in a little over an hour, Birmingham New Street station in under 40 minutes and Nottingham in 30 minutes.

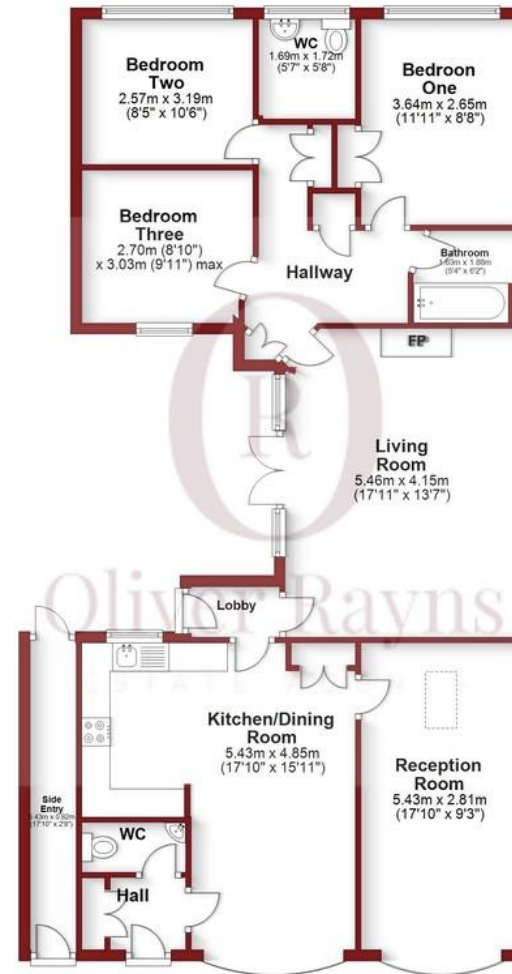
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Ground Floor

Approx. 114.7 sq. metres (1234.7 sq. feet)



Total area: approx. 114.7 sq. metres (1234.7 sq. feet)

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