



Avenue Road

Stoneygate, Leicester, LE2 3ED



Oliver Rayns
ESTATE AGENTS

A delightful three bedroom Victorian villa nestled on a quiet cul-de-sac of Avenue Road. Immaculately maintained, the spacious accommodation, retaining original features, complimented by a pleasant rear garden.



- Victorian Home
- Retaining Original Features
- Three Bedrooms
- Dual Aspect Living Accommodation
- Rear Living Room Featuring Log Burner
- Shaker Style Kitchen With Appliances
- Extension Incorporating Sun Room
- Pleasant Rear Garden
- Quiet Cul-De-Sac In Sought After Stoneygate
- Prime Location For Hospitals And Universities





Property

The high standards of care and maintenance ensured by the current owners are immediately present upon entering the generous open plan, now dual aspect, living dining room. An abundance of natural light, thanks to the bay window with fitted seat under to the front and large window to the rear highlight the modern colour palette used for decoration and the stunning timber flooring. A kitchen is positioned beyond to include a range of modern cream shaker style wall and base units with a complimenting solid timber worksurface encompassing appliances including an oven, hob with extractor over, and Belfast sink. There are two recesses for further freestanding appliances. A carefully designed extension to the rear incorporates the stunning sun room, granting access into the garden.

The upper floor boasts three bedrooms, two doubles with the original period fireplaces, and a generous single. A family bathroom with clawfoot bath with shower over, wash hand basin set atop a storage unit, and WC completes this home.

Outside

The quaint frontage, decorated with well maintained hedging and attractive shrubbery, is set back from the pavement with a wrought iron gate granting access to the pathway leading to the entrance door. Parking may be sought on the streets surrounding.

The spacious and well kept garden offers a large decked patio for outdoor furniture leading to the manageable lawn with raised flowerbeds to one side offering the opportunity for a vegetable patch or flowers to grow. Timber fencing and mature trees in neighbouring gardens providing privacy.



Location

This home is situated on Avenue Road on the border of Stoneygate and Clarendon Park, lying two miles south of the City of Leicester. Nearby is the ever-popular Queens Road shopping parade which offers a wide variety of independent shops, boutiques, restaurants, and coffee establishments. The area also boasts an abundance of recreational facilities including Victoria Park, and the renowned Leicestershire Golf Club and Leicester Lawn Tennis Club. Within walking distance there are provisions for both independent and state schooling for all ages.

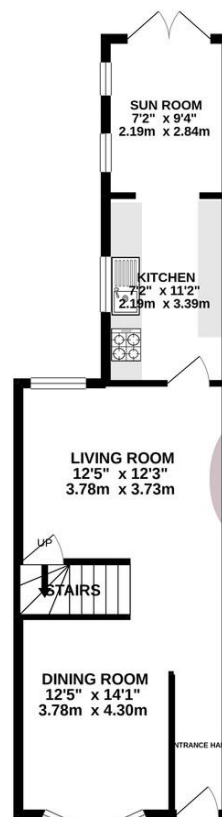
Access links to the area are excellent with the A6 London Road offering convenient access to the Leicester Mainline train station providing services to London St Pancras in a little over an hour, Birmingham New Street station in under 40 minutes and Nottingham in 30 minutes.

Viewings and Directions

Strictly by appointment only through the sole agent Oliver Rayns.

Postcode for Sat Nav: LE2 3ED

GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.

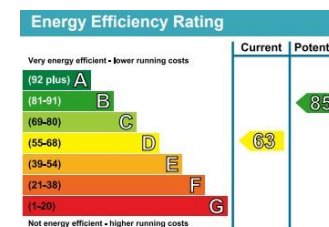


1ST FLOOR
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA: 956 sq.ft. (88.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All measurements are approximate.

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