

The Sinclair logo is a dark blue rectangle with the word "Sinclair" in white, sans-serif font.

'Avondale', 116 Beaconsfield Road, Leicester, Leicestershire, LE3 0FF

£275,000

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Property at a glance

- Super Period Residence
- Refitted Kitchen & Bathroom
- Refitted Combination Boiler
- Generously Proportioned
- Many Period Features
- Courtyard Garden With Out Buildings
- Council Tax Band*: B
- Price: £275,000

Overview

'Avondale' is a super period residence built in 1907 and maintaining many period features including: stain and glass windows, feature tiling and picture railing whilst benefitting from a refitted combination boiler, re-plastering, refitted kitchen and bathroom. The property enjoys high ceilings and generously proportioned accommodation including: storm porch, reception hall, living room, separate dining room, breakfast kitchen and rear lobby; on the first floor landing gives way to three double bedrooms and a bathroom whilst the top floor provides a further bedroom with exposed brick wall and beams. Outside there is a courtyard style garden with a series of out buildings.

Location**

Leicester City lies on the River Soar and sits on the fringe of the National Forest. It is located at the intersection of the north/south Midland Main Line and east/west Birmingham/Leicester/Cambridge CrossCountry railway lines and at the confluence of the M1 / M69 motorways and the A46 / A6 trunk routes. The city and metropolitan area is culturally diverse and a major centre of learning. The University of Leicester is famous for the quality of its teaching and research while De Montfort University is very well regarded in many of its specialist fields. The city region also hosts many other notable institutions of higher and further education. East Midlands Airport – 18.8miles, Birmingham Airport – 37miles, Railway Station – Leicester Railway Station, Nearest motorway access – M1(J21) 4miles.



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



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Detailed Accommodation

Storm porch with period ornate tiling and mosaic style tiled floor, entrance door with inset stain glass leaded light and opaque feature window through to the reception hall.

RECEPTION HALL

The reception hall has period mosaic style tiled floor, radiator, picture railing and timber panel doors accessing two reception rooms (living room and separate dining room) and breakfast kitchen. There are stairs accessing the first floor.

FRONT RECEPTION ROOM / LIVING ROOM

11'2" x 12'2" (3.40m x 3.71m)

(To the side of chimney breast and not including bay window)

Feature exposed brick fireplace with arched hearth and an inset coal life flame gas fed fire, radiator and a feature walk-in bay window with period stain glass leaded light and opaque window to the front elevation. The windows are fitted with a secondary double glazing.

RECEPTION ROOM TWO / DINING ROOM

13'2" x 11'6" (4.01m x 3.51m)

(To the side of chimney breast)

Coving to ceiling, radiator and double french patio doors accessing the rear courtyard garden.

FITTED BREAKFAST KITCHEN

17'10" x 8'6" (5.44m x 2.59m)

(Not including bay window)

To the breakfast area is a radiator and a feature bay window to the side elevation with secondary glazing.

To the kitchen area has a single drainer ceramic sink unit with chrome swan neck style mixer tap over and cupboard under, range of fitted base level units and wooden work surfaces, electric cooker point, plumbing for washing machine, space for a tumble dryer, space for a tall standing fridge freezer, double glazed window to the side elevation, tiled flooring and door accessing a rear lobby.

REAR LOBBY

The rear lobby has a stable style door accessing the courtyard style garden. Double glazed velux window and electric light.

ON THE FIRST FLOOR

On the first floor a landing gives way to three bedrooms and a refitted bathroom, radiator, built-in storage cupboard and door with stairs accessing the top floor loft bedroom.

FRONT BEDROOM ONE

16'4" x 12'1" (4.98m x 3.68m)

(To the side of chimney breast)

Feature arched window to the front elevation with period stain glass leaded light and opaque glass windows with secondary glazing. Radiator and picture railing.

MIDDLE BEDROOM TWO

12'5" x 10'9" (3.78m x 3.28m)

(To the front of chimney breast and cupboards)

Sash cord and weighted window to the rear elevation, built-in cupboards to the side of chimney breast, picture railing and radiator.

REAR BEDROOM THREE

10'9" x 8'6" (3.28m x 2.59m)

(To the side of chimney breast)

Sash cord and weighted window to the rear elevation, radiator and a Viessmann combination refitted gas fed boiler.

BATHROOM

The bathroom has been refitted with a white suite befitting the age of the property comprising: claw foot roll top bath with thermostatic chrome shower over with rose head drencher shower and an additional shower head and hose. Shower screening, vanity units surmounted by a wash hand basin with chrome tap, low flush WC, tiled splash backs, heated towel rail, sash cord and weighted window to the side elevation and inset stain glass feature to the bathroom door.

TOP FLOOR LOFT BEDROOM

15'3" x 13'8" (4.65m x 4.17m)

(Measure to height of 5' and includes stair recess)

This super open loft room enjoys exposed brick chimney breast and beams, there are three double glazed skylight windows with fitted blinds, door accessing some eaves storage and radiator.

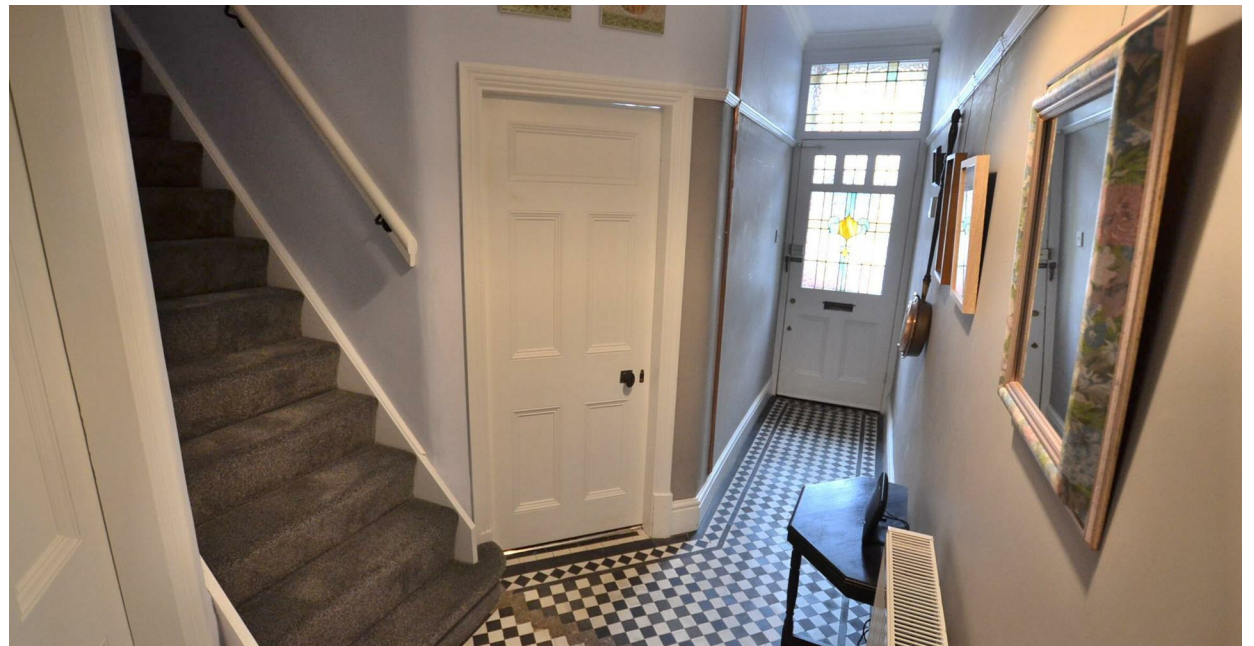
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OUTSIDE

To the front of the property there is a brick wall and fore garden. Alleyway to the side with gated access leading to the rear garden.

The rear courtyard style garden has a variety of mature plants and shrubs with a series of out buildings all of which have electric light and one of which has electric power point.



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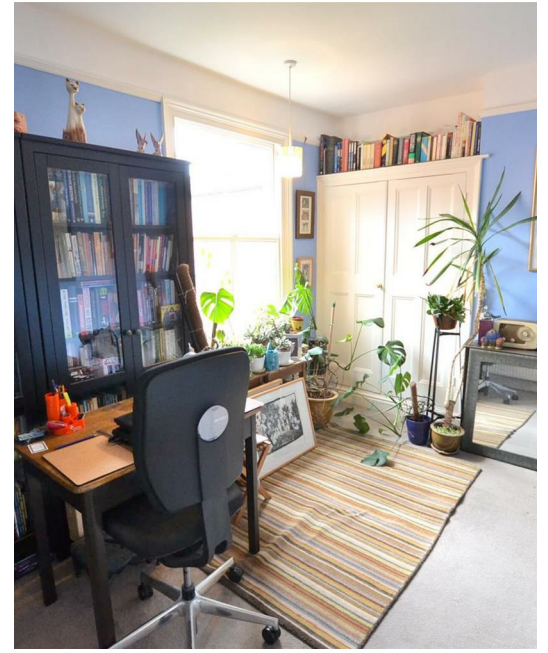
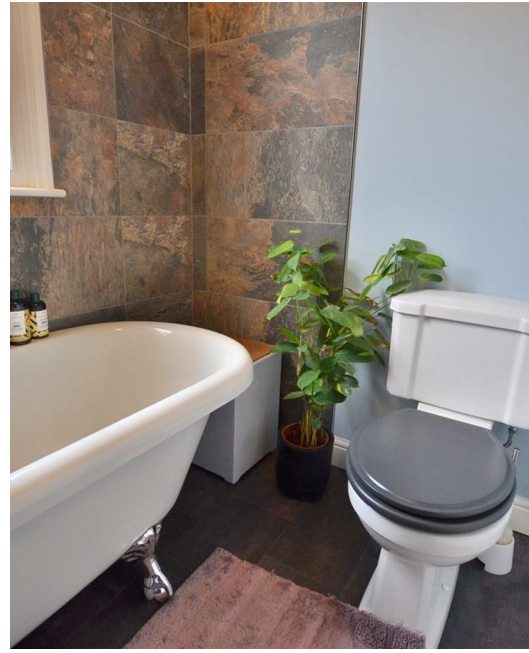
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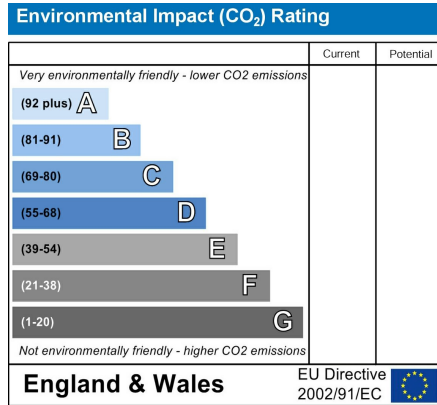
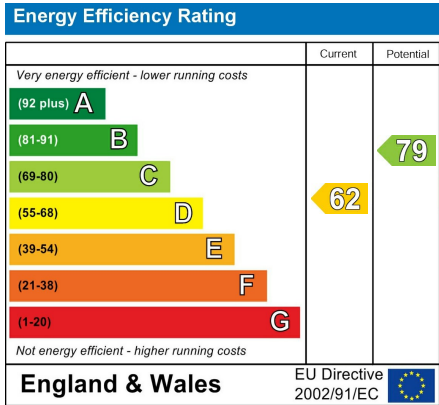
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Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

** All distances have been taken from Google maps and must be taken as approximate.

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Tenure

We are advised by the vendor(s) that the premises are Freehold

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