



## Shirley Avenue, Stoneygate

£575,000 Freehold

A traditional detached family home in sought-after Stoneygate, offering four bedrooms, three reception rooms, character features, off-road parking, garage, established garden and future potential.



0116 274 5544





#### **Entrance Hall**

With stairs to first floor, internal door to garage, parquet herringbone style flooring, traditional style radiator.

#### **Reception Room One**

15' 0" x 11' 10" (4.58m x 3.60m)

With double glazed bay window to front elevation, living flame effect gas fire with fire surround, dado rail, wooden flooring, radiator.

#### **Reception Room Two**

17' 5" x 11' 2" (5.30m x 3.40m)

With double-glazed French doors to the rear elevation, double-glazed window to the side elevation, decorative fireplace with fire surround, and a radiator.

#### **Reception Room Three**

13' 5" x 8' 6" (4.10m x 2.60m)

With double-glazed doors to the rear elevation, French doors to the rear elevation, storage cupboards, a built-in cupboard, tiled flooring, and a radiator.

#### **Kitchen**

10' 6" x 10' 2" (3.20m x 3.10m)

With double-glazed windows to the rear elevation, sink and drainer unit, a range of wall and base units with work surfaces over, Range Master cooker with chimney hood over, space for fridge-freezer, and tiled flooring.





**Lobby**

With door to side elevation.

**Utility Room**

4' 7" x 4' 3" (1.40m x 1.30m)

With a double-glazed window to the side elevation, plumbing for a washing machine, wall and base units with work surfaces over, tiled flooring, and a radiator.

**First Floor Landing**

With a double-glazed window to the front elevation, and a traditional-style radiator.

**Bedroom One**

13' 5" x 11' 10" (4.10m x 3.60m)

With a double-glazed window to the front elevation, a range of fitted wardrobes with box cupboards over, and a radiator.



**Bedroom Two**

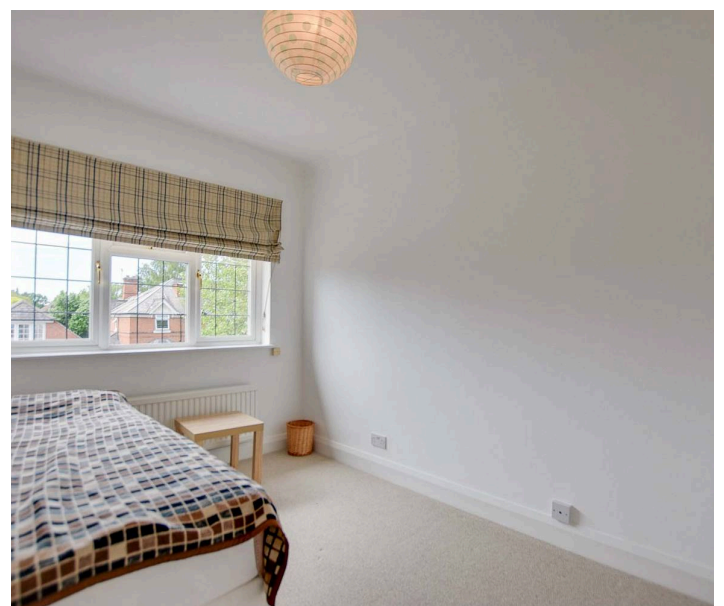
13' 9" x 11' 2" (4.20m x 3.40m)

With a double-glazed window to the rear elevation, and a radiator.

**Bedroom Three**

12' 3" x 8' 2" (3.74m x 2.50m)

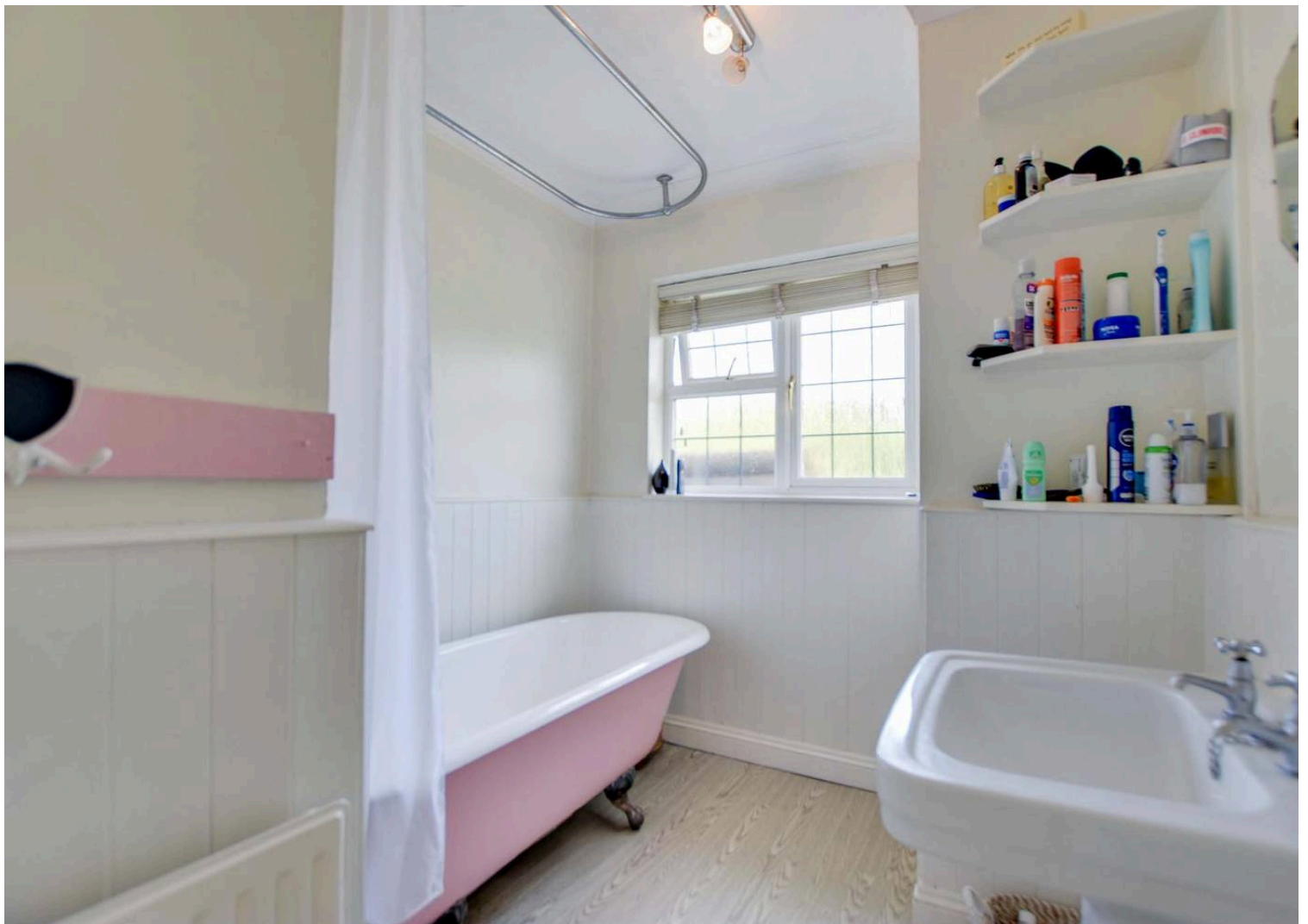
With a double-glazed window to the front elevation, and a radiator.



**Bedroom Four**

10' 2" x 7' 5" (3.10m x 2.26m)

With a double-glazed window to the rear elevation, a built-in wardrobe, and a radiator.







### **Bathroom**

10' 3" x 7' 5" (3.12m x 2.26m)

With a double-glazed window to the rear elevation, roll-top bath with shower over, pedestal wash hand basin, a cupboard housing a boiler, and a radiator.

### **WC**

6' 3" x 2' 11" (1.90m x 0.90m)

With a double-glazed window to the side elevation and a WC.

### **Front Garden**

Gravelled and paved frontage with shrubs to side, driveway providing off-road parking.

### **Rear Garden**

Paved patio leading to mainly lawned rear garden with a variety of flowerbeds, established shrubs and trees to borders, gate to side access.

### **Garage**

Measures 4.7m by 2.4m with a leaded window to the side elevation, door to side elevation, meters (currently used as storage), with a partition wall behind the garage door with power and lighting.

### **Driveway**

Driveway for one car.



Ground floor



1st floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





The property is well located for everyday amenities and services, including local public and private schooling together with nursery day-care, Leicester City Centre and the University of Leicester, Leicester Royal Infirmary and Leicester General Hospital. Within a short distance you'll find Victoria Park together with shopping parades in both Stoneygate and neighbouring Clarendon Park with their specialist shops, bars, boutiques and restaurants.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

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