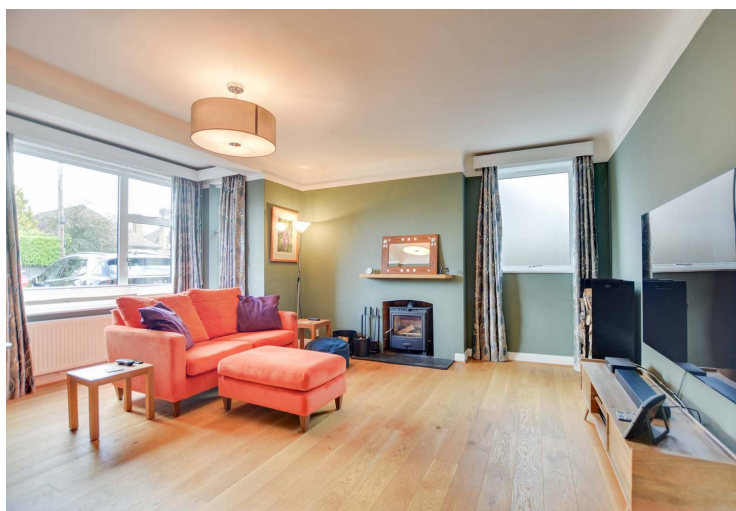




Westernhay Road, Stoneygate

Offers Over £800,000 Freehold

An architecturally designed five-bedroom detached home in the heart of Stoneygate, offering over three floors of stylish living space, landscaped gardens, two driveways, and a garage.





Entrance Lobby

Features an internal door leading to the entrance hall.

Entrance Hall

Includes stairs to the first floor, an under-stairs storage cupboard, wooden flooring, and a radiator.

Lobby

Includes a double-glazed door to the side elevation and an internal door to the ground-floor WC.

Ground Floor WC

5' 7" x 2' 4" (1.70m x 0.70m)

Includes a double-glazed window to the front elevation, wash hand basin, tiled flooring, and a heated chrome towel rail.

Reception Room

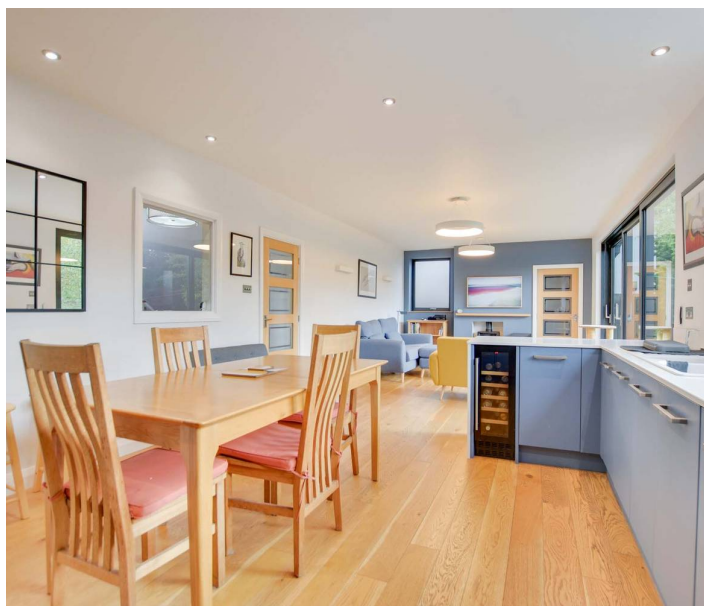
16' 9" x 14' 1" (5.10m x 4.28m)

Includes double-glazed windows to the front and side elevations with window blinds, a picture rail, log burner, wooden flooring, TV point, and radiator.

Open-Plan Living Kitchen Dining Room

33' 6" x 12' 10" (10.20m x 3.90m)

Features in the lounge area include a double-glazed window to the side elevation, full-height sliding doors to the rear, log burner and a built-in storage cupboard with shelving. The kitchen area includes, sink and drainer unit, a range of wall and base units, a built-in Neff double oven, Neff electric hob with extractor hood, built-in dishwasher, fridge freezer, and wine fridge, inset ceiling spotlights, Finished with wooden flooring and a tall radiator.





Utility Room / Boot Room

12' 2" x 9' 10" (3.70m x 3.00m)

With double-glazed windows to the front and side elevations. Featuring a sink with a range of base units with work surfaces over and shelving. Includes a built-in fridge, plumbing for a washing machine, coat hooks, wooden flooring and a radiator. There is a recessed area with space for a freezer.

First Floor Landing

Includes a double-glazed window to the front elevation, two built-in storage cupboards, two cloak cupboards, and stairs to the second floor.

Bedroom One

17' 11" x 13' 0" (5.45m x 3.95m)

Includes two double-glazed windows to the rear elevation and a radiator.

Bedroom Two

16' 5" x 13' 9" (5.00m x 4.19m)

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

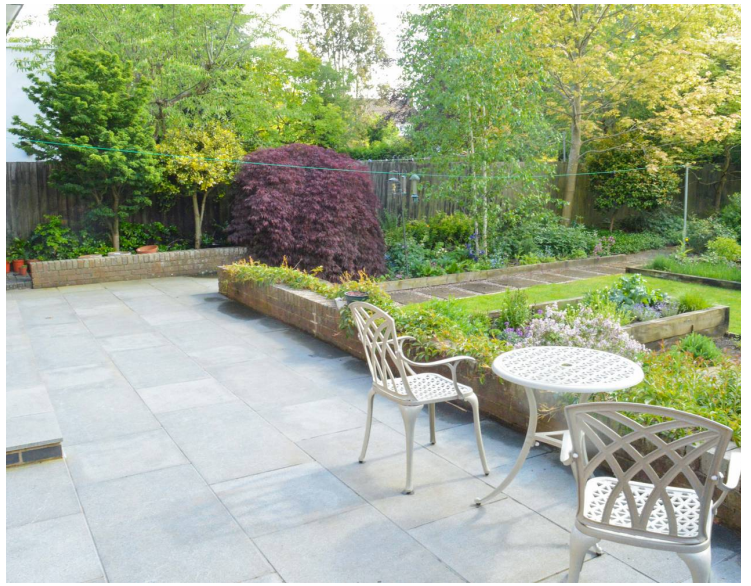
Bedroom Three

13' 0" x 12' 11" (3.95m x 3.94m)

Includes a double-glazed window to the front elevation, laminate flooring, and a radiator.







Bathroom

10' 2" x 9' 5" (3.10m x 2.88m)

(maximum 2.60m). Includes a double-glazed window to the front elevation, a bath with handheld and rainfall shower over, WC, pedestal wash hand basin, inset ceiling spotlights, laminate flooring, and a radiator.

Second Floor Landing

Includes a double-glazed window to the front elevation and two built-in storage cupboards.

Bedroom Four

16' 1" x 13' 9" (4.89m x 4.19m)

Features double-glazed windows to the rear and side elevations, a built-in storage cupboard with shelving, and a radiator.

Bedroom Five

15' 9" x 12' 11" (4.80m x 3.94m)

(into recess). Includes two double-glazed windows to the side and one to the rear elevation, built-in storage cupboard, and a radiator.

Shower Room

12' 1" x 4' 7" (3.68m x 1.39m)

Includes a double-glazed skylight to the rear, a walk-in tiled shower cubicle with handheld and rainfall shower, wash hand basin, WC, inset ceiling spotlights, loft access, and a heated chrome towel rail.

Front Garden

Features two driveways, a flowerbed with established inset shrubs, and double gates to the side leading to the garage.

Rear Garden

Includes a paved patio with wall and retractable sun awning above the sliding doors, door to the garage, and steps down to a mainly lawned garden with raised flowerbeds and inset shrubs. Also features a further paved seating area, path to the side, established trees/hedges for privacy, a brick-built store, greenhouse, 2 sheds, and gated side access.

Garage

Doors to the front elevation, power, lighting, and a rear access door.

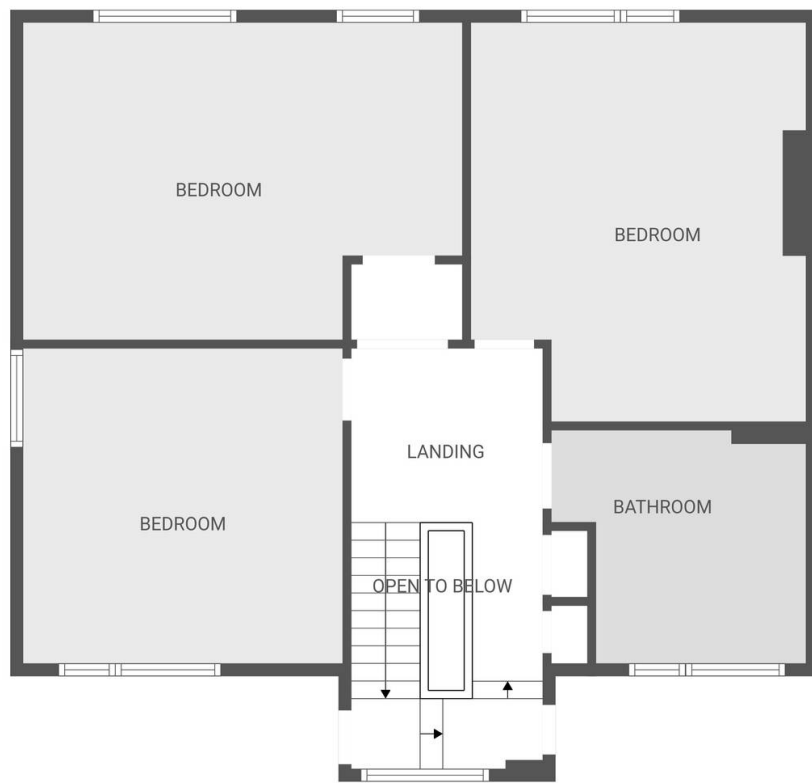
Parking

Two driveways with a total capacity for two cars.

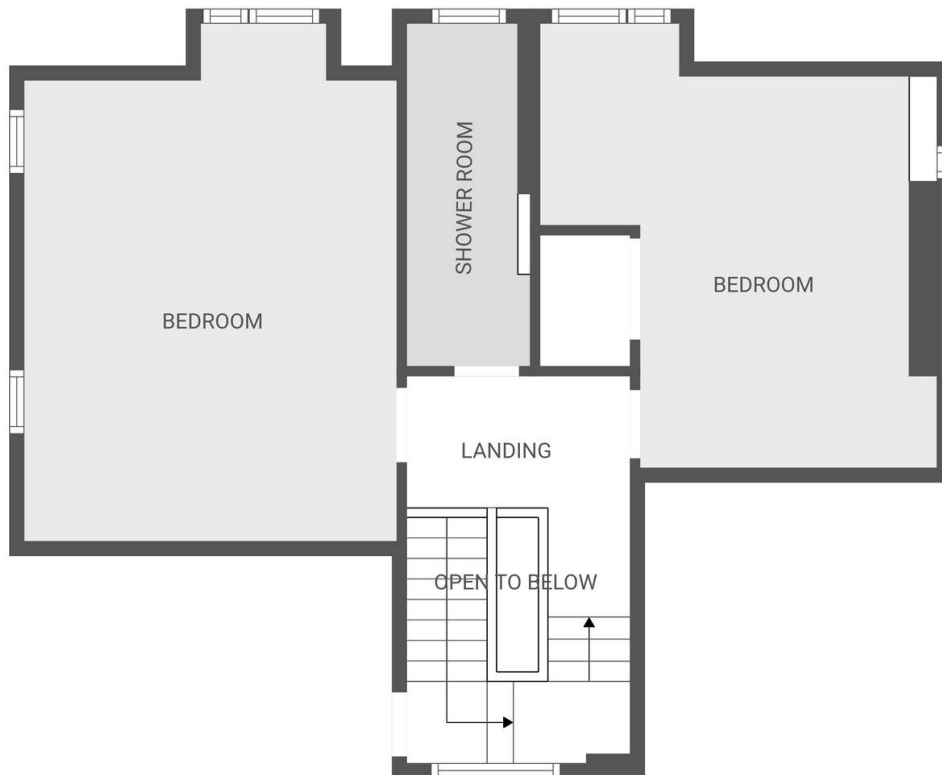


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



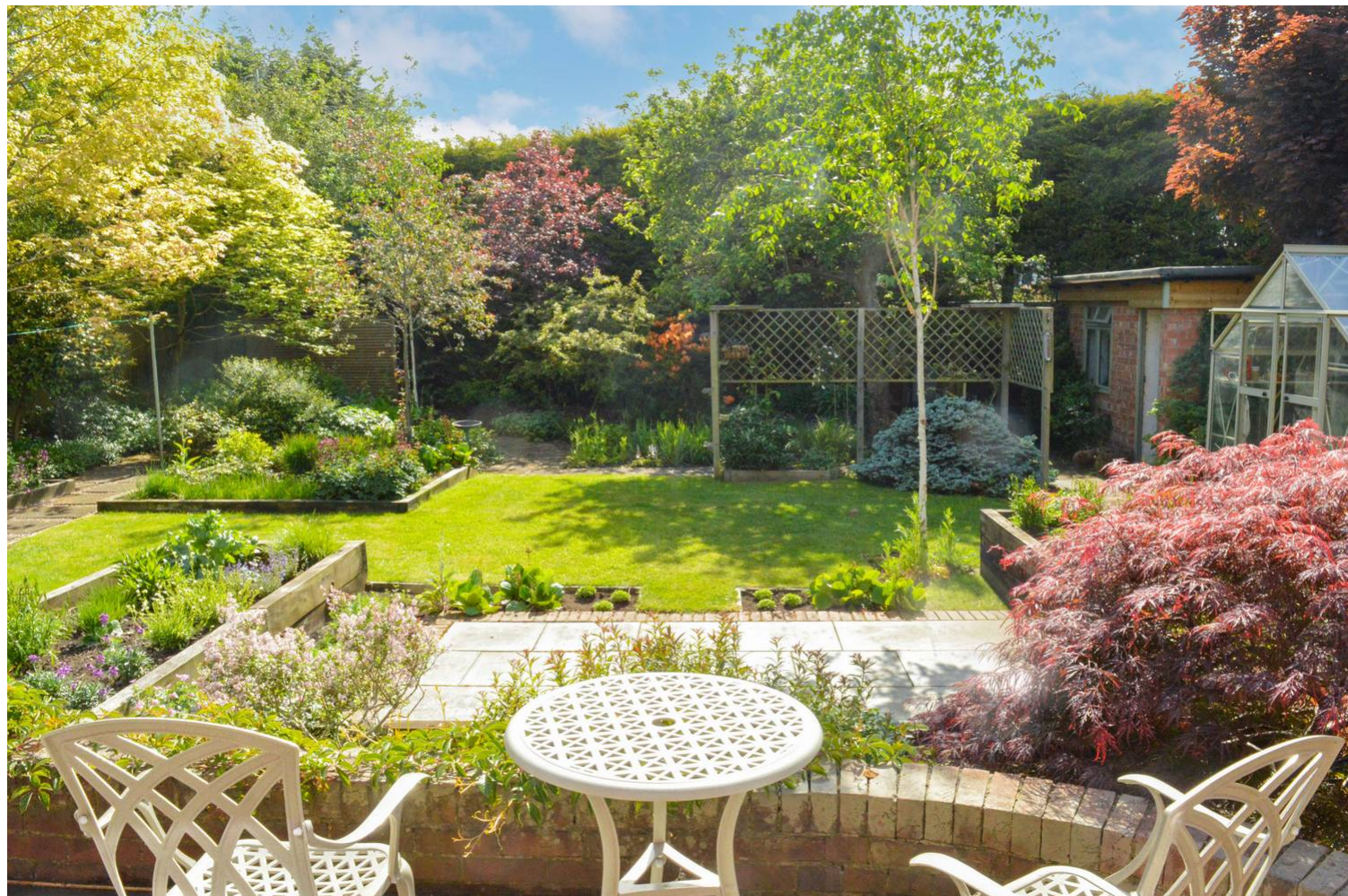


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The property is well located for everyday amenities and services, including local public and private schooling together with nursery day-care, Leicester City Centre and the University of Leicester, Leicester Royal Infirmary and Leicester General Hospital. 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: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

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