



Barrington Road, Stoneygate

£1,100,000 Freehold

A substantial five-bedroom detached home set on a generous 0.38-acre plot in Stoneygate, with over 3,400 sq ft of accommodation, extensive gardens, ample parking, and excellent scope for alteration.



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Entrance Lobby

Original front door leading to the entrance lobby with an internal door to the entrance hall.

Entrance Hall

With a secondary double-glazed window to the rear garden, a door to the rear garden, stairs to the first floor with an understairs storage space, and a radiator.

Ground Floor WC

6' 3" x 5' 7" (1.90m x 1.70m)

With secondary double-glazed window to front elevation, low-level WC, wash hand basin, partly marble tiled walls, a cloak cupboard, and a radiator.

Reception One / Dining Room

18' 8" x 15' 9" (5.70m x 4.79m)

(measured into the recess). With secondary double-glazed bay window to front elevation, radiator, and original fold-open doors to the formal living room.

Reception Room Two / Formal L Shaped Living Room

25' 6" x 21' 4" (7.76m x 6.50m)

(narrowing to 4.13m). With feature fully glazed patio doors to the rear elevation, double-glazed windows to the side and rear elevations, a French-style fireplace with a gas fire and stone surround, and two radiators.

Reception Three / Breakfast Room

14' 5" x 12' 2" (4.40m x 3.70m)

With a secondary double-glazed window to the side elevation, a built-in bookshelf, and two radiators.



Reception Room Four

16' 10" x 13' 0" (5.12m x 3.96m)

With a secondary double-glazed window to the side and a secondary double-glazed bay window to the front elevation, a recessed bar area, and a radiator.

Kitchen

14' 4" x 8' 6" (4.38m x 2.60m)

With a secondary double-glazed window to the rear elevation, built-in twin sinks, a range of base units with work surfaces over and wall units providing storage, an incorporated breakfast bar feature, a built-in dishwasher, a built-in double oven and gas hob, and inset ceiling spotlights.

Lobby

8' 1" x 4' 3" (2.47m x 1.29m)

With a door to the side elevation.

Utility Room

12' 2" x 6' 7" (3.70m x 2.00m)

With a secondary double-glazed window to the rear and side elevations, a ceramic sink with base and wall storage units, and plumbing for a washing machine.

First Floor Galleried Landing

The landing features a secondary double-glazed window to the rear elevation, along with an airing cupboard, loft access, and a radiator. A standout feature is the impressive floor-to-ceiling, wall-to-wall solid light oak bookcase, adding both character and practical storage to the space.







Bedroom One

14' 0" x 11' 7" (4.26m x 3.54m)

(plus wardrobe space). With a secondary double-glazed window to the rear elevation, a range of fitted wardrobes with box cupboards over and bedside drawers, and a radiator.

En-Suite Bathroom

9' 7" x 9' 2" (2.91m x 2.79m)

With a secondary double-glazed window to the side elevation, bath, separate shower cubicle, low-level WC, wash hand basin, bidet, partly marble tiled walls, and a radiator.

Bedroom Two

14' 9" x 14' 8" (4.49m x 4.48m)

With secondary double-glazed bay window to side and front elevations, fitted wardrobes and drawers, radiator, and built-in cupboard (measuring 1.84m x 0.9m) with pedestal wash hand basin within the walk-in cupboard.

Bedroom Three

14' 1" x 13' 0" (4.29m x 3.95m)

With a secondary double-glazed window to the side elevation, a secondary double-glazed bay window to the front elevation, fitted wardrobes, and a radiator.

Bedroom Four

13' 9" x 10' 9" (4.19m x 3.27m)

With a secondary double-glazed window to the rear elevation, fitted wardrobes with box cupboards over, and a radiator.

Bedroom Five

12' 9" x 9' 0" (3.88m x 2.74m)

Currently used as a home office, this versatile room is fitted with impressive floor-to-ceiling bookcases and comfortably accommodates a double bed. It benefits from a secondary double-glazed window to the front elevation and a radiator.

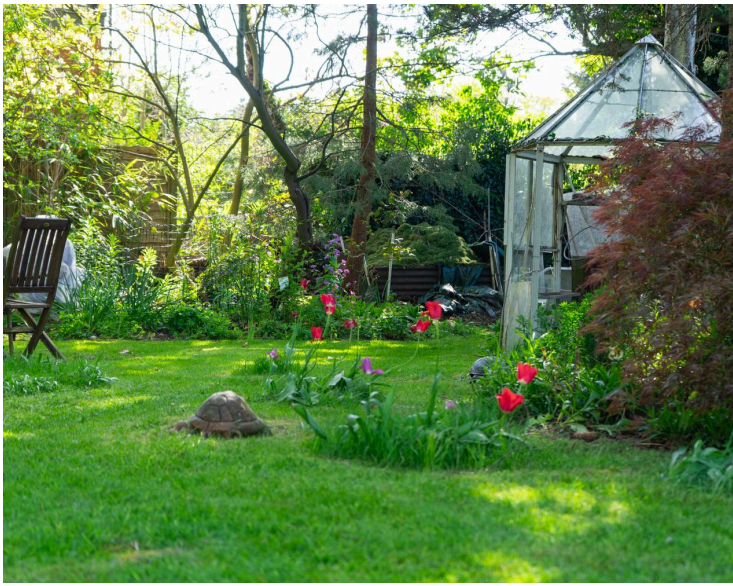
Bathroom

9' 2" x 7' 7" (2.80m x 2.30m)

With a window to the side elevation, a bath with shower over, a bidet, a low-level WC, a wash hand basin, tiled walls, and a radiator.

Front Garden

Set well back from the road, the property is approached via an impressive walled frontage, framed by a collection of mature, established trees that create a sense of privacy and grandeur. A sweeping driveway leads through the grounds, offering extensive off-road parking and culminating at the triple garage.



Rear Garden

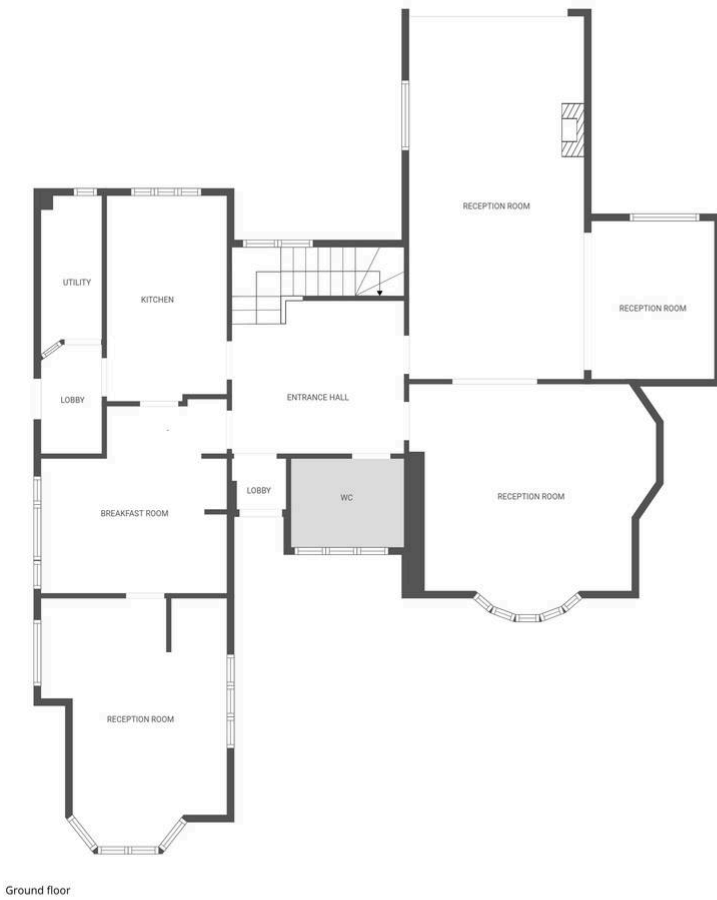
The gardens are a real highlight of the home, enjoying a desirable southerly aspect and thoughtfully designed to offer both practicality and moments of discovery. Gated access to both the front and rear leads along a side run, which also provides access to a useful outside WC and a lobby. To the rear, a paved sun terrace creates the perfect spot for relaxing and entertaining, acting as a natural sun trap before steps rise to a beautifully arranged garden. Mainly laid to lawn with well-stocked flowerbeds, the space unfolds as you explore, revealing peaceful pockets and changing views throughout. The current owners have created something quite special here, planting over 100 varieties of trees, including a mature eucalyptus, two giant redwoods (one originally sold as a rockery plant), a lateral growing cedar, and a striking Ginkgo Biloba, alongside a selection of fruit trees. Additional features include a garden pool, a charming dovecote, and a large gas-heated greenhouse housing a mature grapevine, making this a garden that offers interest, colour and enjoyment all year round.

Garage

10m x 5.3m (narrowing to 3.2m). A triple garage with sliding doors to the front elevation, power and lighting, and a door to the rear garden.

Driveway

Sweeping driveway; space for approximately five vehicles.



Ground floor



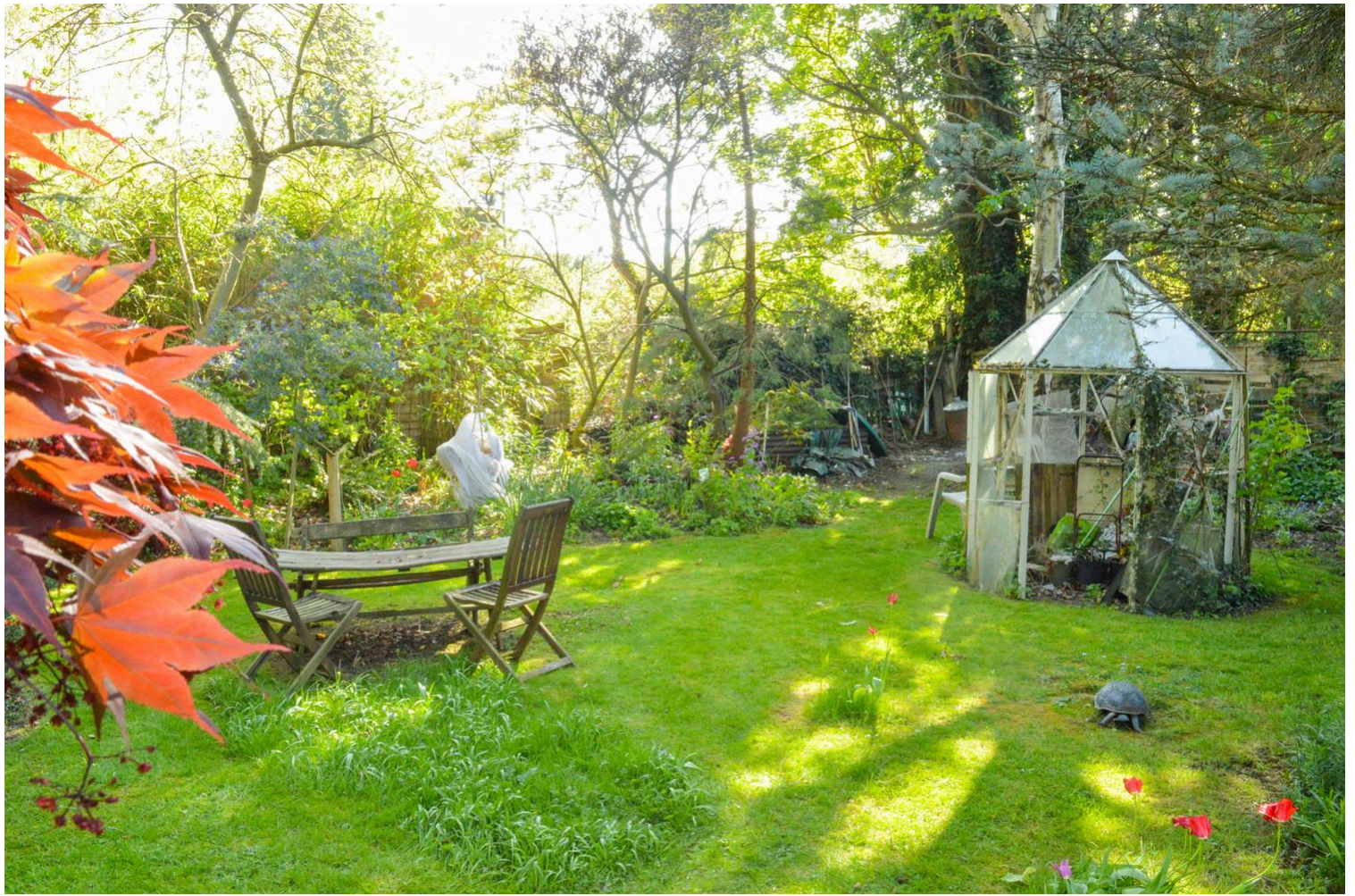
1st floor

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

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The property is ideally positioned for a wide range of everyday amenities and services, including well-regarded public and private schooling, nursery day-care, University of Leicester, Leicester Royal Infirmary and Leicester General Hospital, along with convenient access to Leicester City Centre. Within a short distance, you'll find Victoria Park, as well as the popular shopping parades of Stoneygate and neighbouring Clarendon Park, offering a great mix of independent shops, cafés, bars, boutiques and restaurants. Everyday essentials are also within easy reach, including Allandale Road, Francis Street, a local Co-op, and The Parade in Oadby. The area itself is full of character, with a variety of individually designed homes that make it a genuinely interesting place to live. For green space, the nearby University of Leicester Botanic Garden provides a beautiful escape.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

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