



Stonesby Avenue, Leicester LE2 6TY

welcome to

Stonesby Avenue, Leicester

This substantial five bedroom family home sits within a prime position on Stonesby Avenue, close to amenities and local schools and is within close proximity to Wigston and easy access to the City Centre , Fosse Park and all major road networks.

Entrance Hall

Ceiling light, radiator, under stairs storage room for coats and shoes.

Cloakroom

Low level wc, wash hand basin, ceiling light, radiators, double glazed frosted window

Lounge

Double glazed bay window, feature gas fireplace, radiator, ceiling light, power points, tv point, doors leading into

Dining Room

Double glazed sliding door, radiator, ceiling light, power points.

Garden Room

Doubled glazed windows and tiled floor with underfloor heating, spotlights to the ceiling with a ceiling fan and decorative wall lights, fitted blinds to all windows and doors, tv point to the wall and French doors to the rear that lead directly into the garden.

Kitchen Breakfast Room

Double glazed window and door, tiled flooring, base and eye level cupboards, roll edge worktops, tiled splash backs, Integrated Neff Microwave, Neff inset electric oven and grill, Neff 5 ring gas hob and extractor over, Neff integrated dishwasher, stainless steel sink and drainer with mixer tap, plumbing for an American style fridge freezer.

Utility Room

The utility room has a range of base and wall units with work surface over, plumbing for washing machine and dryer, sink and drainer with mixer tap, Worcester Bosch boiler to wall (installed 2019), door and window to the rear and a door to the front that leads into the double integral garage.

First Floor Landing

To the first floor landing is a built in double cupboard with cylinder tank and plenty of storage, the landing also provides loft access.

Bedroom

Double glazed window, radiator, ceiling light, power points, currently used as a study room with fully fitted desk area and cabinets with a window to the rear, (this could easily be removed back to a double bedroom)

Bedroom

Double glazed window, radiator, ceiling light, power points, built in cabin bed with fitted wardrobes.

Bedroom

Double glazed window, radiator, ceiling light, power points, built in wardrobes and a fan.

Bedroom

Double glazed windows, radiator, power points, fitted wardrobes and a fan and light to the ceiling.

Master Bedroom

Radiator, power points, TV point, double glazed window to the front elevation and a full range of fitted wardrobes, which leads into the dressing room with a fitted dressing table and a window to the rear.





En-Suite

The four piece en-suite is a good size offering both a panelled bath with mains operated shower over and a separate step in shower cubicle with Aqualisa shower which is fully tiled, there is also a built in vanity unit and wc. tiled floor, spotlights to the ceiling, chrome towel rail and extractor fan with window to the rear.

Dressing Room

Double glazed window, ceiling light, power points, dressing table

Family Bathroom

The family bathroom has a three piece suite comprising a P-shaped bath with a central mixer tap and mains operated shower and electric shower over with fixed glass screen, vanity unit with wash hand basin and wc., fully tiled, chrome towel rail, spotlights to the ceiling and double glazed frosted window to the side elevation.

Driveway/Front Garden

For 4/5 Cars.

Double Integrated Garage

Power and lighting, electric up and over door.

Rear Garden

Patio area with a laid to lawn garden with plant and shrub borders. There is also a shed with internal space of 3.2 metres which is included in the sale.



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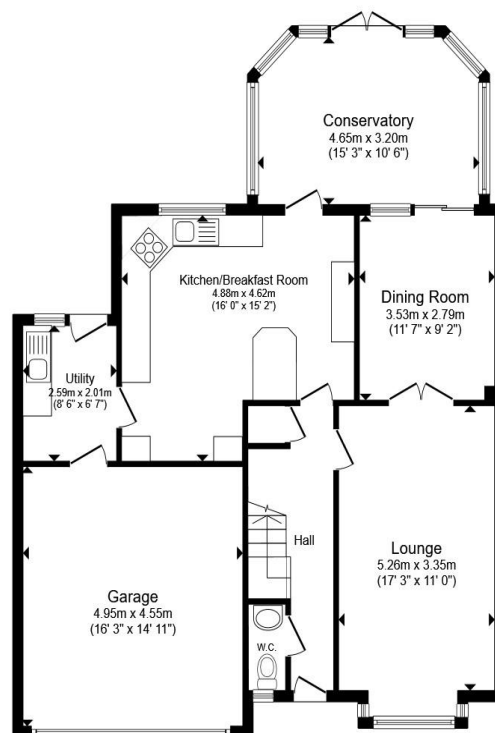
- 5 Bedroom Detached Family Home
- Lounge, Dining Room & Conservatory
- Kitchen Breakfast Room & Utility Room
- Integrated Double Garage
- Space For 4/5 Cars On Drive & Front Garden

Tenure: Freehold EPC Rating: C

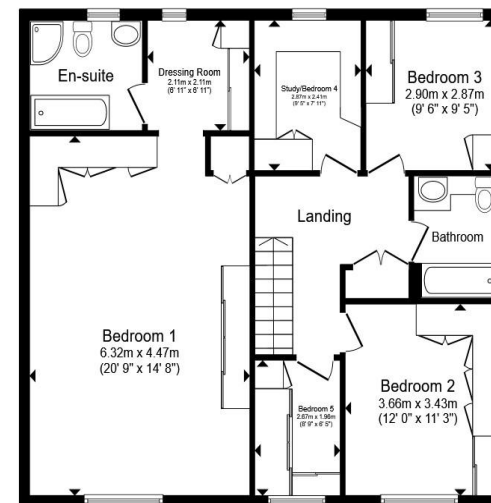
Council Tax Band: D

offers over

£400,000



Ground Floor



First Floor

Total floor area 194.1 m² (2,090 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
OAD108707 - 0003

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