

FLOOR PLAN

DIMENSIONS

- Entrance Hall**
- Lounge**
14'4" x 18'11" (4.37m x 5.79m)
- 2nd Reception Room**
14'361 x 11'97 (4.27m x 3.35m)
- Inner Lobby**
- Dining Room**
10'5" x 13'1" (3.18m x 3.99m)
- Downstairs Cloakroom**
4'3" x 6'9" (1.32m x 2.06m)
- Dining Kitchen**
10'2" x 21'7" (3.12m x 6.58m)
- Landing**
- Bedroom One**
19'92 x 12'0 (5.79m x 3.66m)
- Bedroom Two**
14'29 x 13'05 (max) (4.27m x 4.09m (max))
- Bedroom Three**
15'13 x 10'6 (4.57m x 3.20m)
- Bathroom**
- Separate WC**
- Landing**
- Bedroom**
- Bedroom**
- Bedroom**



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 13 Leicester Road, Wigston, Leicester, LE18 1NR
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/
FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County — total coverage for your home.
Call us on 0116 2811 300 for free advice.
OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.
MONEY LAUNDERING Money laundering regulations 2003 — Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Measurements are for guidance only and potential buyers are advised to recheck measurements.
Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

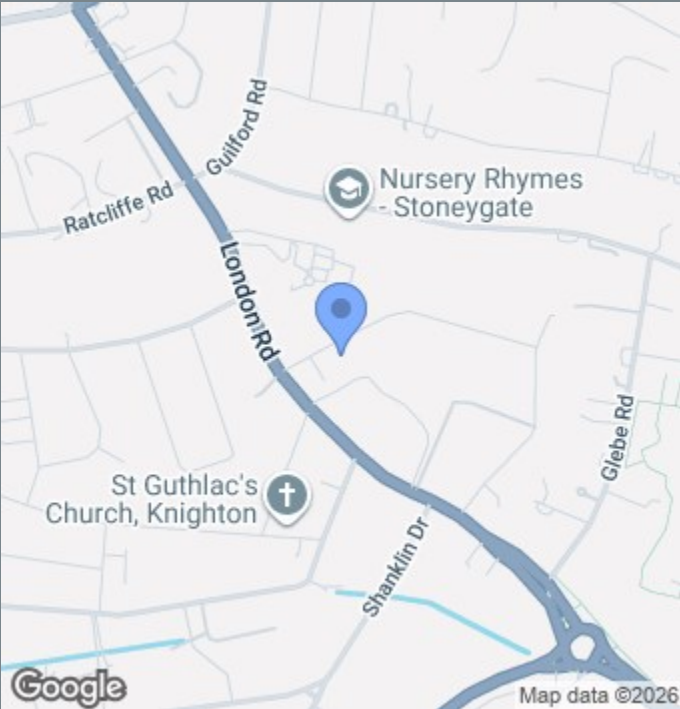
7 Morland Avenue, Stoneygate, LE2 2PF
Offers In Excess Of £700,000

OVERVIEW

- Truly Stunning & Spacious Family Home
- Fabulous Location & Original Features
- Entrance Hall, Lounge & Sitting Room
- Dining Kitchen & Downstairs Cloakroom
- Dining Room & Cellar's
- Six Bedrooms & Bathroom
- Driveway & Well Established Rear Garden
- Viewing Is A Must
- EER - , Freehold
- Council Tax Band - F

LOCATION LOCATION....

Morland Avenue, is a delightful street with a warm, welcoming community at its heart – the kind of place where neighbours become friends and a true sense of belonging shines through. Perfectly placed for both convenience and lifestyle, the area enjoys excellent transport links into Leicester city centre and beyond, while day-to-day living is made easy with a variety of local shops, cosy cafés, and handy amenities just around the corner. Families will appreciate the selection of well-regarded local schools within easy reach, while both the University of Leicester and De Montfort University are close by, making the area popular with professionals, students, and academics alike. At weekends, residents can take advantage of the nearby parks and green spaces for leisurely strolls, picnics, or family outings, creating a wonderful balance of city living and outdoor relaxation. With its friendly atmosphere, excellent connections, strong educational links, and plenty of local charm, Morland Avenue offers not just a home, but a truly enjoyable way of life.



THE INSIDE STORY

Occupying an enviable position along a prestigious tree-lined avenue, this magnificent early 1900s family home is offered to the market with no onward chain. Rich in original features & overflowing with character, the property boasts impressive proportions throughout, beautifully combining period elegance with the space required for modern family living. A welcoming hallway leads to three stunning reception rooms, each offering its own unique charm. The elegant lounge enjoys a beautiful bay window & feature fireplace, creating a wonderful place to relax. The sitting room, complete with a second fireplace & French doors opening onto the garden, is perfect for cosy evenings or entertaining, while the formal dining room overlooks the rear garden, providing an ideal setting for family meals & special occasions. The impressive dining kitchen is undoubtedly the heart of the home, fitted with solid wood cabinetry, granite work surfaces & ample room for cooking, dining & socialising. French doors open onto the garden, allowing the outside in during the warmer months, whilst a downstairs cloakroom adds everyday convenience. The first floor offers three generous bedrooms, each with a fireplace, adding warmth & character. The luxurious family bathroom features a beautiful claw-foot freestanding bath, separate shower cubicle, WC & wash hand basin, with the added benefit of a separate WC. A further staircase leads to the second floor, where three more spacious bedrooms continue the period theme with lovely fireplaces, offering endless possibilities for growing families, guest accommodation, hobbies or home working. The cellar provides excellent storage or exciting potential, subject to any necessary consents. Outside, a driveway provides off-road parking, whilst the mature rear garden is a private haven, beautifully established with lawns, patios & colourful planting, creating the perfect setting for entertaining, family life or simply relaxing.

