



Guilford Road, Stoneygate

Offers in Excess of £790,000

A UNIQUE OPPORTUNITY to purchase a FIVE BEDROOM detached period property providing a WEALTH OF ACCOMMODATION over three floors. Situated on a generous size plot yet would benefit from an upgrade.



0116 274 5544





Entrance Vestibule

Via hardwood glazed front door, with terracotta floor tiles, hardwood leaded stain glazed door leading to entrance hall.

Entrance Hall

Leading to a reception hallway.

Reception Hallway 19' 9" x 9' 5" (6.01m x 2.87m)

With windows to the rear elevation, glazed door to rear garden, ceiling coving, picture rail, stairs to first floor.

Reception Room One 24' 3" x 14' 1" (7.39m x 4.28m)

An extended spacious reception room with double glazed bay window to the rear elevation, additional leaded and stain glazed window to the side elevation, living flame gas fire with stone surround and hearth, ceiling coving, plate rack, TV point, two radiators.

Reception Room Two 21' 9" x 13' 0" (6.64m x 3.96m)

A spacious second reception room, currently used as a dining room, with windows to the front and side elevations, chimney breast, living flame gas fire with surround and hearth, ceiling coving, picture rail, two radiators.

Kitchen Diner 22' 10" x 11' 6" (6.95m x 3.50m)

Measurement narrowing to 7' 11" (2.43m). With window to the front elevation, double glazed window and door to the side elevation, a range of oak base and wall units with work surface over, sink, drainer and mixer tap, part tiled walls, inset four ring electric ceramic hob, extractor hood, integrated double oven, space and plumbing for dishwasher, door to utility room.



Utility Room 5' 7" x 5' 6" (1.71m x 1.67m)

Measurement plus recess. With window to the side elevation, wall and base units with work surface over, stainless steel sink, drain and mixer tap, plumbing for washing machine, space for tumble dryer, door to dry store/pantry.

Dry Store/Pantry

With window to the side elevation, shelving, power points.

First Floor Landing

With window to the side elevation, built-in airing cupboard with boiler, picture rail, stairs to second floor, radiator.

Principal Bedroom 19' 1" x 14' 0" (5.82m x 4.26m)

Measurements into bay window, narrowing to 7' 10" (2.39m). With bay window to the rear elevation, built-in wardrobes with storage over, built-in drawers, picture rail, ceiling coving, radiator.

Bedroom Two

13' 1" x 13' 0" (3.99m x 3.96m)

With window to the front elevation, chimney breast, ceiling coving, picture rail, built-in wardrobes with storage over, radiator.

Bedroom Three

16' 2" x 10' 7" (4.93m x 3.23m)

With window to the front elevation, porthole window to the side elevation, radiator.









Bathroom 11' 6" x 6' 10" (3.51m x 2.09m)

With double glazed window to the side elevation, bath with mixer shower over, shower screen, low-level WC, wash hand basin with storage below, part tiled walls, radiator.

Shower Room 13' 11" x 9' 3" (4.23m x 2.82m)

(Previously a bedroom). With window to the rear elevation, corner shower cubicle, low-level WC, wash hand basin with storage below and work surface, plate rack, radiator.

Second Floor Landing

With skylight window, access to the following room:

Bedroom Four 26' 3" x 12' 2" (7.99m x 3.72m)

With windows to the front and side elevations, two radiators.

Bedroom Five 14' 1" x 11' 8" (4.29m x 3.56m)

Measurement plus a recess of 7' x 7' 2" (2.15m x 2.19m). With three windows to the side elevation, radiator.

Front Garden

With paved pathway, flowerbeds and shrubs.

Rear Garden

A generously sized mature and established rear garden with paved patio area, lawn, flowerbeds and shrubs tree.

Parking 2 Vehicles

Two driveways situated to either side of the property, one leading to the garage.

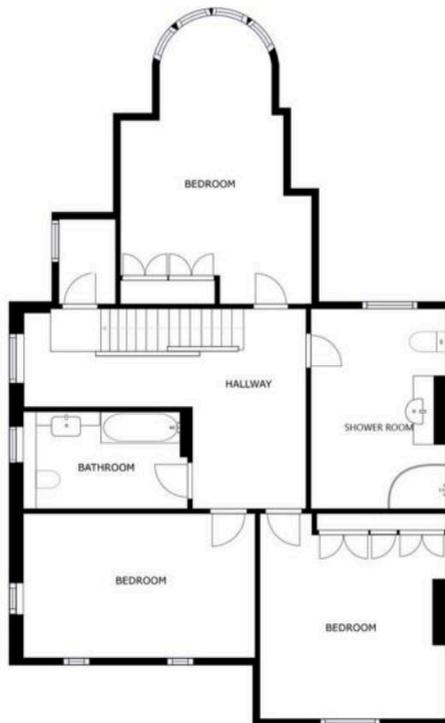
Garage

Please note that parking within the garage is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



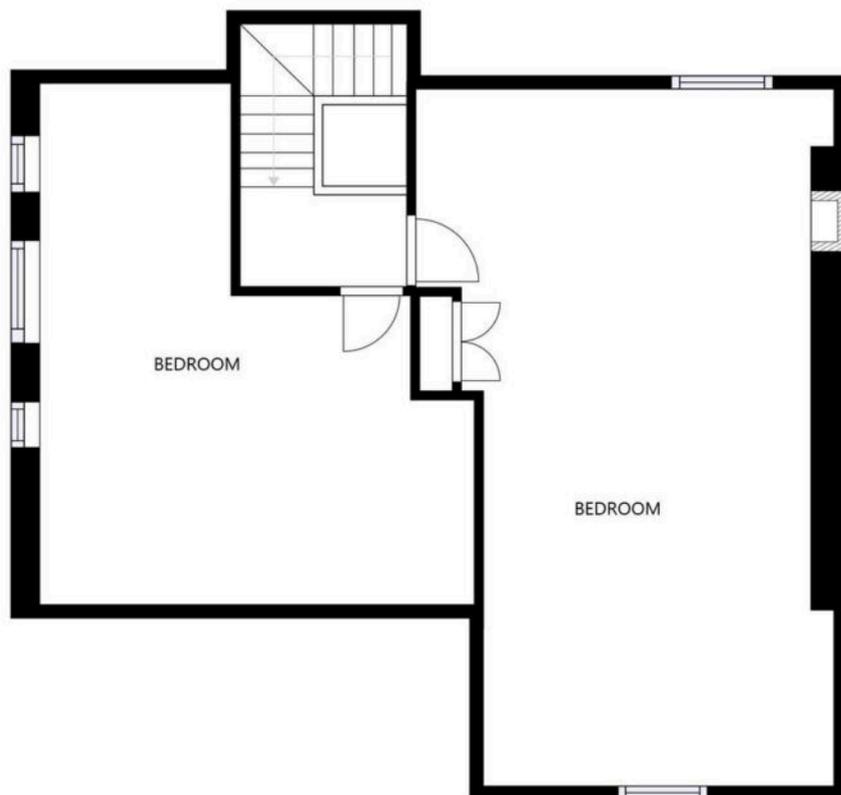
FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...





FLOOR 1

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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

Energy Efficiency Rating: F

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We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.