

Kal Sangra

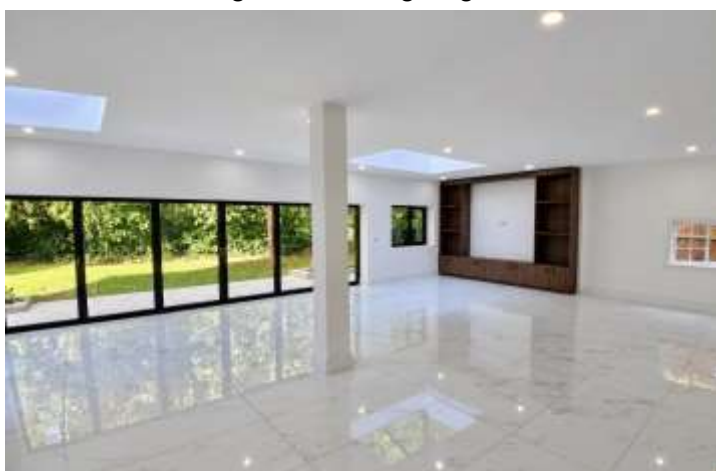
SHONKI BROTHERS



STOUGHTON ROAD
STONEYGATE, LEICESTER, LE2 2EB
Asking Price: £695,000



A beautiful five bedroom converted farmhouse of approximately 3,000 sqft, occupying a private position behind secure electric gates in the highly sought after Stoneygate area. Combining original character with a modern and sophisticated finish, this property offers spacious living accommodation across 3 floors and has been thoughtfully designed. This exceptional home boasts period features such as a bespoke timber heritage style front door and original timber sash window frames with upgraded double-glazed sashes, whilst other features include herringbone flooring, underfloor heating throughout the ground floor, video intercom entry system, CCTV, bespoke cabinets, and stylish interiors. Externally, the landscaped rear garden features a substantial patio area which spans the width of the property, whilst the private driveway provided parking for four vehicles and leads to a large detached garage.



Location

This property is situated on Stoughton Road, within the highly regarded and sought after area of Stoneygate. The area offers a desirable combination of attractive period architecture and excellent local amenities, with an array of independent cafes, shops, restaurants, boutiques and many other businesses along Queens Road, Allandale Road and Stoneygate Road. Leicester City Centre is also within each reach, providing a range of shopping, dining, cultural and leisure facilities. In addition to this, there is a choice of highly regarded schools, excellent transport links with the A6 London Road providing direct access to Leicester City Centre and the wider road network, and Leicester Railway Station which offers regular services to London St Pancras and other major towns and cities.

Description

An exceptional five-bedroom former farmhouse presented to an exceptional standard throughout, superbly converted and thoughtfully extended to create a beautiful family home, which blends original heritage features and modern living. The property offers approximately 3,000 sqft of spacious living accommodation over 3 floors, and benefits from underfloor heating throughout the ground floor, video intercom entry system, CCTV, herringbone parquet flooring throughout the ground floor, ample natural light and secure electric gates.

This property is set well back from the road and occupies a private position behind secure electric gates providing security and privacy, leading to a wide driveway with parking for four vehicles, and access to a large detached garage. Upon entry, the property briefly comprises a bespoke hand made timber heritage style front door, a welcoming entrance hall with video intercom entry system and herringbone flooring which continues into the living room, benefiting from a large bay window and bespoke fitted cabinets. The open plan kitchen/dining/family room spans over 11 meters in width across the rear of the property and boasts ample natural light from expansive bifold doors and overhead lantern skylights, with views of the landscaped garden. The kitchen features sleek grey cabinets, integrated appliances, twin ovens, Bosch five burner gas hob, stone worktops and a statement pendant light fitting. The ground floor further benefits from a study, WC and rear lobby with access to the boiler room.

To the first floor, a bright galleried landing leads to four well proportioned bedrooms, including an impressive master bedroom suite. The master bedroom comprises; a bespoke dressing room with oak cabinets and integrated LED lighting, an ensuite bathroom, with a free-standing oval bath and walk in rainfall shower and spacious bedroom. The remaining bedrooms are complemented by a family bathroom with inset lighting. The second floor provides two further bedrooms, both benefiting from skylights and vaulted ceilings with a shower room.

Externally, a beautifully landscaped rear garden enclosed by mature trees and hedging, raised planting beds, a patio that extends across the rear of the property, and an integrated evening light system.

Accommodation

All measurements are approximate:

Porch

Bespoke handmade timber heritage style front door with inset glass panels, open to hallway.

Entrance Hallway

Herringbone parquet flooring, video intercom, CCTV, airing cupboard, stairs to first floor, wall panelling, wall mounted pendant light fittings, spotlights.

Living Room – 14' 3" x 21' 4" (4.34m x 6.50m)

Large bay window, herringbone parquet flooring, decorative wall panelling, bespoke cabinetry, spotlights, tiered chandelier, underfloor heating.

Open Plan Kitchen/Dining/Family Room – 23' 8" x 37' 1" (7.21m x 11.29m)

A stunning open plan kitchen/dining/family room spanning over 11 meters in width perfect for entertaining, boasting ample natural light with bifold doors providing garden views, dual aspect windows and overhead lantern skylights. The modern fitted kitchen briefly comprises; sleek grey cabinetry with wall mounted units, base units and drawers, a central island, set beneath stone worktops with additional storage, integrated appliances including twin ovens, a Bosch five burner gas hob with an extractor fan over, a stylish undermount sink and mixer tap. The dining/family area offers a generous space for relaxing and benefits from bespoke cabinetry, underfloor heating and spotlights.

Study – 10' 9" x 7' 5" (3.27m x 2.26m)

Sash windows to front, decorative wall panelling, parquet herringbone flooring, spotlights, radiator, underfloor heating.

Rear Lobby – 9' 5" x 5' 10" (2.87m x 1.78m)

Door to side providing access to the side of the property, sash window to side, access to WC and boiler room.

WC – 8' 10" x 5' 10" (2.69m x 1.78m)

Windows to side, low level WC, round wash hand basin with mixer tap, decorative wall panelling, tile splashback surrounds, heated towel rail, underfloor heating, spotlights.

Boiler Room – 4' 2" x 5' 10" (1.27m x 1.78m)

Galleried First Floor Landing – 18' 5" x 23' 2" (5.61m x 7.06m)

A bright galleried landing leading to four generously sized bedrooms including the master suite, sash windows to the rear, stairs to the second floor, spotlights, radiator.

Master Suite

An impressive suite comprising; a large bedroom, a dressing room with oak cabinetry and integrated LED lighting, which flows through to an ensuite bathroom which boasts a feature freestanding oval bathtub, walk in rainfall shower, a large vanity basin with mixer tap, WC and heated towel rail.

Bedroom – 13' 0" x 11' 11" (3.96m x 3.63m)

Dressing Room – 12' 5" x 5' 10" (3.78m x 1.78m)

En-suite – 8' 2" x 5' 10" (2.49m x 1.78m)

Bedroom Two – 9' 7" x 12' 11" (2.92m x 3.93m)

Sash windows to front, radiator, spotlights.

Bedroom Three – 13' 2" x 9' 10" (4.01m x 2.99m)

Dual aspect sash windows, radiator, spotlights.

Bathroom – 7' 10" x 9' 6" (2.39m x 2.89m)

Sash window to front, dark marble tiles, walk in rainfall shower, panelled bath, wall mounted vanity twin basin with mixer taps, low level WC, heated towel rail, inset lighting, spotlights.

Second Floor Landing

Access to bedrooms four and five, and shower room.

Bedroom Four – 16' 3" x 20' 9" (4.95m x 6.32m)

Vaulted ceilings, skylights, radiator, spotlights.

Bedroom Five – 16' 3" x 10' 5" (4.95m x 3.17m)

Vaulted ceilings, skylights, radiator, spotlights.

Shower Room – 6' 11" x 6' 3" (2.11m x 1.90m)

Skylight, rainfall walk in shower, basin vanity with mixer tap, low level WC, heated towel rail, spotlights.

Outside

Set back from the road, this property is privately accessed via electric gates with video intercom and offers off road parking for four vehicles, and access to a detached garage. To the rear of the property, a private garden enclosed by mature trees, with lawn and a patio which runs the width of the house with integrated evening lighting.

Garage – 29' 4" x 15' 3" (8.93m x 4.64m)

Electric up and over doors, windows to side, light and power.

Agents Note

These photos have been enhanced by AI.

Tenure

Freehold.

Council Tax

The property falls within Band E.

EPC

Band D.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

Leicester City Council.

Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: info@shonkibrothers.com







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

(0116) 254 3373

85 Granby Street
Leicester
LE1 6FB

E: info@shonkibrothers.com