

Shirley Avenue, Stoneygate

£575,000 Freehold

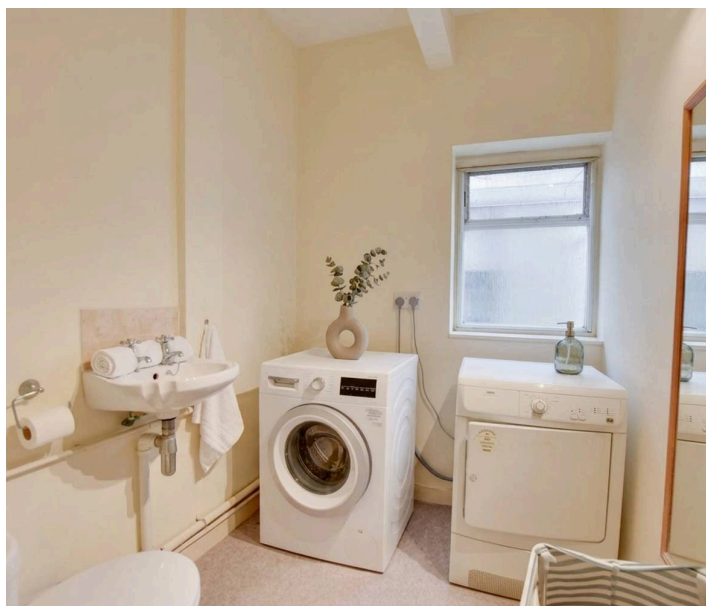
A four-bedroom detached home on a sought-after road in Stoneygate, offering spacious accommodation, period-style features, established gardens, and scope for alteration or extension (STPP).



Knightsbridge
Estate Agents

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Entrance Hall

Stairs to the first floor, part leaded window and door to the front elevation, parquet flooring, and radiator.

Utility / Ground Floor WC

6' 7" x 5' 7" (2.00m x 1.69m)

Includes window to side elevation, low-level WC, wash hand basin, plumbing for washing machine, and vent for tumble dryer.

Reception Room

14' 10" x 11' 9" (4.51m x 3.57m)

Includes double-glazed bay window to the front elevation, period-style fireplace, dado rail, and radiator

Reception Room

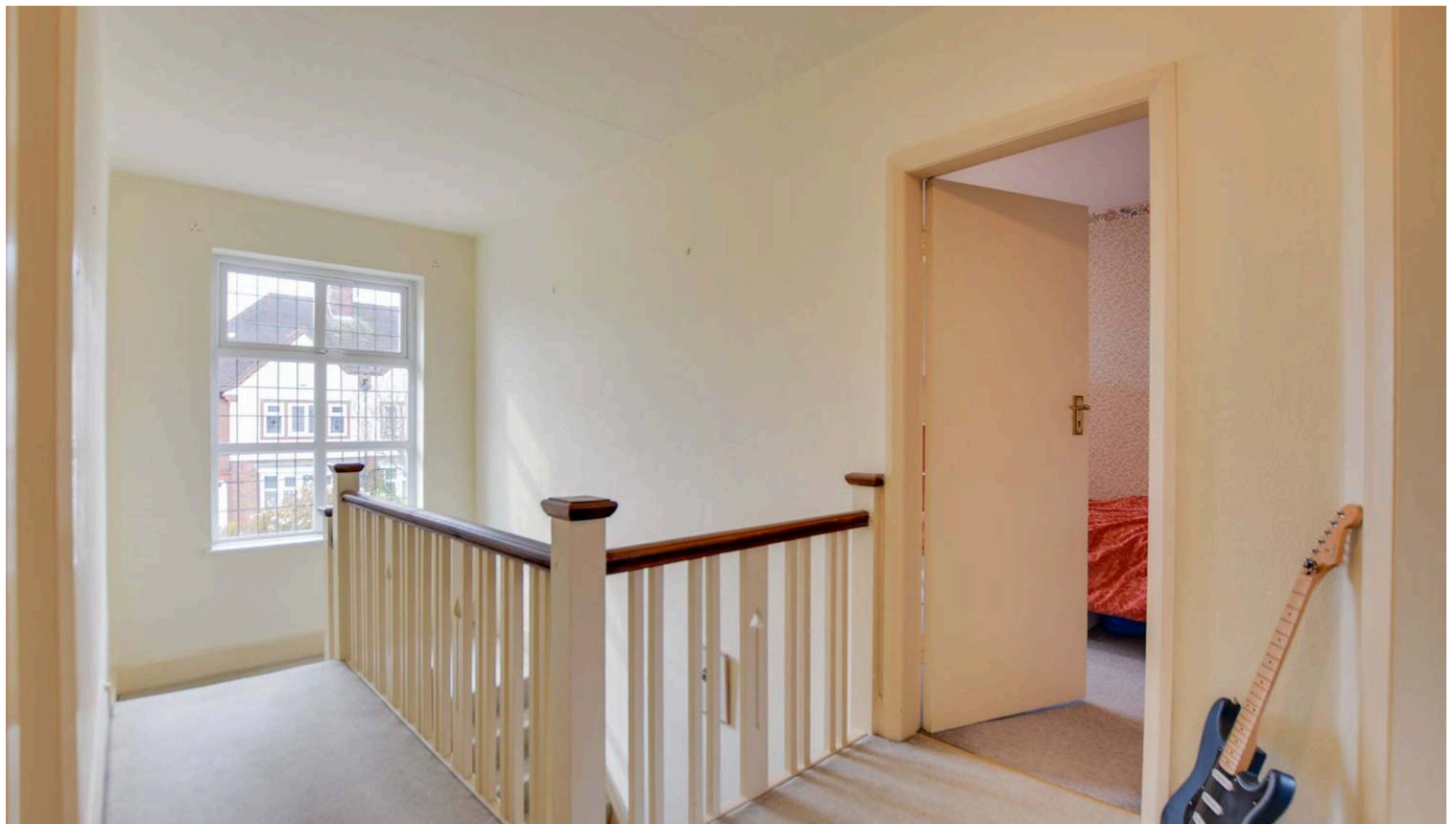
16' 0" x 11' 6" (4.87m x 3.50m)

Includes double-glazed doors to the garden, leaded window to the side elevation, a fireplace, and a radiator.

Kitchen / Dining Area

15' 7" x 11' 3" (4.75m x 3.43m)

Includes door to covered side lobby, double-glazed window to rear elevation, stainless steel sink and drainer unit, range of wall and base units with granite work surfaces, built-in oven and gas hob with stainless steel chimney hood, built-in dishwasher, wall-mounted boiler, and tiled floor.



First Floor Landing

Double-glazed window to front elevation, loft access, and radiator.

Bedroom One

15' 11" x 11' 1" (4.86m x 3.39m)

Double-glazed window to the front elevation and radiator

Bedroom Two

12' 10" x 11' 6" (3.90m x 3.50m)

Double-glazed window to the rear elevation and radiator.

Bedroom Three

16' 1" x 8' 2" (4.89m x 2.49m)

Double-glazed window to the front elevation and radiator.

Bedroom Four

11' 3" x 6' 8" (3.42m x 2.04m)

Double-glazed window to the rear elevation and radiator

Bathroom

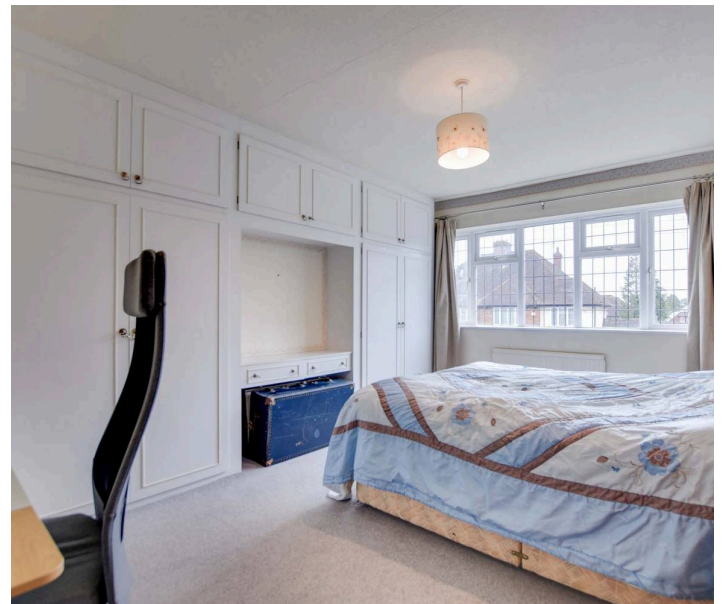
11' 2" x 8' 6" (3.40m x 2.60m)

Double-glazed window to the rear elevation, roll-top bath, separate tiled shower cubicle, pedestal wash hand basin, storage cupboard, tiled flooring, and radiator

WC

5' 11" x 3' 2" (1.80m x 0.96m)

Leaded window to side elevation and low-level WC









Front Garden

Road frontage with flower beds and mature inset shrubs.

Rear Garden

Paved patio with seating area leading to a mainly lawned garden with established mature shrubs and trees; fencing to the perimeter

Driveway

Block-paved; can accommodate one car.

Garage

4.70m x 2.3m Up-and-over door to front elevation, power and lighting, leaded window to side, and meters



Ground floor



1st floor

HALL

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

You can include any text here. The text can be modified upon generating your brochure.

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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: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

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