



Offers Over £295,000

Stoneygate Road, Leicester, LE2 2BP

- Fabulous Character Conversion
- Ground and Basement Level
- En-suite and bathroom
- Delightful Courtyard Garden
- Detached Double Garage
- Own Front Door
- Three Double Bedrooms
- Kitchen-Diner
- EPC Rating D Council Tax Band B
- Leasehold Conservation Area



A beautifully presented **THREE DOUBLE BEDROOM** duplex Victorian Conversion set back from the road in the heart of **STONEYGATE**.

This spacious apartment offers great entertaining space and briefly comprises a porch, entrance hall, bay fronted reception room with fireplace and high ceilings, kitchen-diner, two double bedrooms one with **ENSUITE SHOWER ROOM**, and further bathroom on the ground floor with the third bedroom located in the basement.

There is a charming private **COURTYARD GARDEN** and the added benefit of a **DETACHED DOUBLE GARAGE** located at the rear of the property.

Walking distance from Allandale Road with its boutique shops, restaurants and coffee shops and close to Leicester City Centre and Train Station.

PORCH

Front door, tiled floor, door into,



ENTRANCE HALL

11'4" x 11'0" (3.47 x 3.36)

Coving, tiled floor, radiator, door to side aspect leading into courtyard garden, door down into bedroom three.



LOUNGE

18'5" x 14'10" (5.62 x 4.53)

Cast iron fireplace with tiled inset, coving, wooden floor boards, radiator, bay window to front aspect.



OTHER ASPECT



KITCHEN-DINER

16'7" x 12'0" (5.08 x 3.66)

Bespoke fitted kitchen, with granite worktops and matching splashbacks, centre island with stainless steel undermount sink with drainer and mixer tap, 'Bosch' electric induction hob with extractor, integrated 'Bosch' double oven, space for American fridge freezer, plumbing for washing machine and dishwasher, vertical radiator, spot lights, tiled floor, two windows to side aspect.



INNER HALL

Tiled floor, radiator, built in cupboard, spot lights.



OTHER ASPECT



BEDROOM ONE

13'0" x 10'2" (3.98 x 3.12)

Coving, radiator, window to rear aspect.



EN-SUITE SHOWER ROOM

8'10" x 4'0" (2.70 x 1.22)

Pair of wooden doors, step up into; low level W/C, pedestal wash hand basin, shower cubicle with mains shower, coving, tiled walls and floor, window to side aspect



OTHER ASPECT



BEDROOM TWO

14'10" x 12'10" (4.53 x 3.93)

Cast iron fireplace with tiled inset, fitted wardrobe, coving, double height window to rear aspect.



BATHROOM

8'3" x 7'7" (2.54 x 2.32)

Shower cubicle with mains shower, raised freestanding bath with freestanding mixer tap and shower attachment, low level W/C, pedestal wash hand basin, built in cupboard housing boiler, spot lights, tiled floor, part tiled walls, window to side aspect.



BEDROOM THREE
19'3" x 15'8" (5.89 x 4.80)

Meter cupboard, walk in cupboard, coving, spot lights, radiator, two double glazed windows to front aspect.



DOUBLE GARAGE

Accessed via Alexandra Road.



OUTSIDE

Private Courtyard garden all block paved providing seating area, with flower border with matures shrubs, plants and bushes, water tap, steps raising to door into double garage, gate to rear aspect.



LEASE

125 years from 12 August 1996 95 Years Remaining

Service Charge £100 Per Month

Management Company Linedigit Limited who own the freehold of the property.

It's a leasehold flat with an underlying freehold, which would be transferred on completion - the new owners become Directors of Linedigit.



FREE VALUATION

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

GENERAL REMARKS

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention. Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

MONEY LAUNDERING

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.
 Hours of Business:
 Monday to Friday 9am -5.30pm,
 Saturday 9am - 4pm,

AML DISCLAIMER

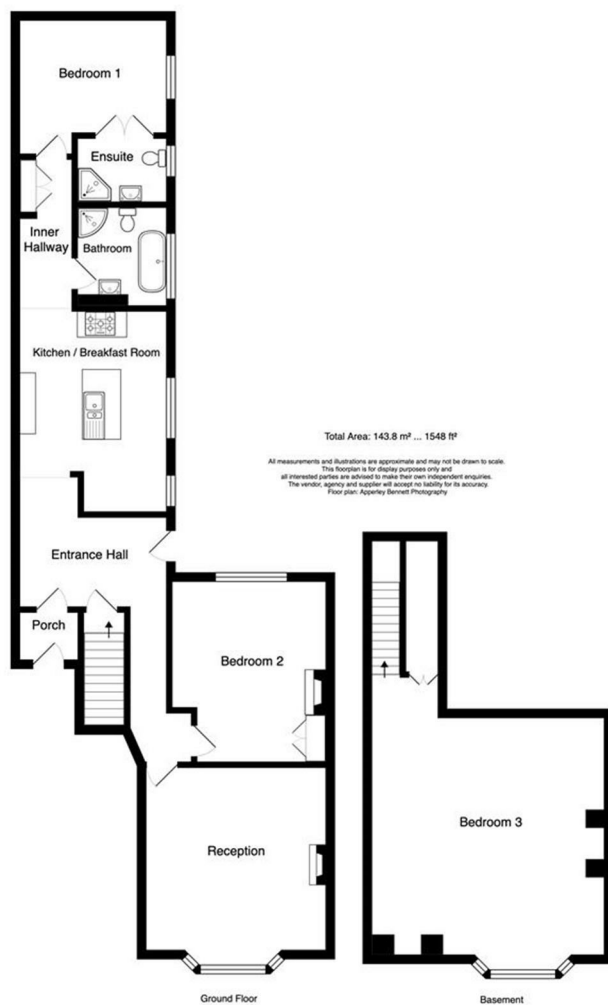
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity

and verification checks.

These checks are carried out on our behalf of Moverly, our approved AML provider.

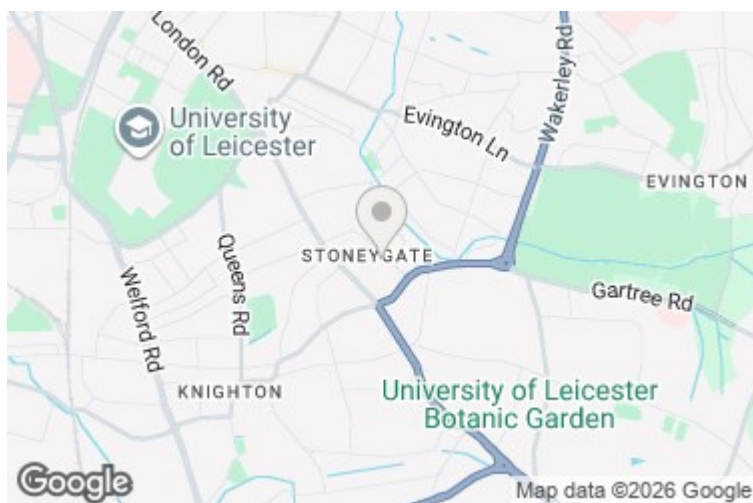
A £50 fee (incl. vat) covers required data and any manual checks.

This must be paid before we can issue a memorandum of sale. The fee is non-refundable and paid directly to Moverly. We receive a portion of this fee for facilitating the checks



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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THINKING OF SELLING?

WE OFFER THE FOLLOWING:



- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

