



Elms Road, Stoneygate, Leicester

£600,000 Freehold

Detached four-bedroom home with versatile accommodation over two floors, two en-suite facilities, two reception rooms, generous off-road parking, mature gardens and a sought-after Stoneygate location close to local amenities and schooling.





Entrance Hall

Entered via a double glazed entrance door with UPVC double glazed side windows allowing natural light into the hallway. Picture rail, staircase rising to the first floor and radiator.

Lounge 17' 7" x 15' 6" (5.35m x 4.72m)

A spacious principal reception room enjoying excellent natural light from double glazed windows to the front and side elevations. Featuring coving to the ceiling, chimney breast with tiled surround and hearth, television point and radiator.



Dining Room 12' 0" x 8' 8" (3.65m x 2.64m)

Double glazed window to the rear elevation together with a double glazed door providing access to the rear garden. Wood-effect flooring, picture rail and radiator. An archway leads through to the fitted kitchen.



Kitchen 11' 5" x 8' 10" (3.49m x 2.68m)

Fitted with a range of well-maintained gloss base and wall units complemented by laminated work surfaces incorporating a stainless steel sink with drainer and mixer tap. Tiled splashbacks. Integrated appliances include: Inset five-ring gas hob, integrated oven, extractor hood, plumbing for washing machine, plumbing for slimline dishwasher, space for tall freestanding fridge freezer.



Bedroom One 15' 9" x 9' 9" (4.81m x 2.97m)
plus dressing area 2.05m x 2.18m. Ground floor principal bedroom with double glazed windows to both the front and side elevations. Built-in mirrored wardrobes, television point, radiator and door leading to the en-suite shower room.

En-suite Shower Room 6' 10" x 5' 9" (2.09m x 1.76m)
Obscure double glazed window to the side elevation. Fitted with a shower enclosure with glazed screen and shower over, low level WC, wall-mounted wash hand basin with marble-effect laminated splashbacks, ceramic tiled flooring and wall-mounted radiator.

Bedroom Two 10' 0" x 8' 11" (3.06m x 2.73m)
Double glazed window to the rear elevation, picture rail and radiator. Door providing access to the ground floor cloakroom/WC.

Ground Floor Cloakroom/WC 8' 11" x 8' 8" (2.71m x 2.63m)
Double glazed window to the rear elevation. Fitted with a low level WC and wash hand basin with under-basin storage. Built-in cupboard, dado rail, heated towel rail and radiator.

First Floor Landing

A versatile landing area suitable for use as a study space. Natural light is provided via double glazed skylight windows to the front and rear. Radiator and doors leading to Bedrooms Three and Four.









Bedroom Three 13' 4" x 10' 8" (4.07m x 3.26m)

Double glazed skylight window to the rear elevation, radiator and door leading to the en-suite bathroom.

En-suite Bathroom 12' 2" x 7' 9" (3.70m x 2.36m)

Double glazed skylight window to the side elevation. Fitted with a bath, low level WC and wash hand basin with built-in storage beneath. Tiled splashbacks and radiator.

Bedroom Four 15' 1" x 8' 2" (4.59m x 2.50m)

Double glazed skylight window to the rear elevation, radiator and built-in walk-in wardrobe.

Front Garden

The front garden is laid predominantly to lawn with mature shrub borders and enclosed by fencing and established planting

Rear Garden

The rear garden enjoys a paved patio seating area leading onto a well-maintained lawn. Mature flower beds and established planted borders create an attractive outdoor space, ideal for relaxing and entertaining. There is also a large shed providing useful storage space.



Ground floor



1st floor

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





Situated within one of Leicester's most desirable residential locations, the property is well placed for a wide range of everyday amenities, reputable schooling and excellent transport links. Early viewing is highly recommended to fully appreciate both the flexibility of the accommodation and the generous plot on offer. Stoneygate is one of Leicester's most established and sought-after residential suburbs, renowned for its attractive tree-lined streets and excellent range of amenities. The property is conveniently located for the independent shops, cafés, restaurants and everyday services found along Allandale Road and neighbouring Queens Road in Clarendon Park. Leicester city centre, Leicester Railway Station, Leicester Royal Infirmary, the University of Leicester and Leicester General Hospital are all readily accessible, together with regular public transport links. The area is also well served by a range of well-regarded state and independent schools, making it a popular choice for families

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

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