



## Alexandra Road, Stoneygate

Offers in the Region of £595,000

We as an agent are confident that this is one of the most STUNNING and CHARMING period semi-detached family homes boasting SIX BEDROOMS, THREE RECEPTION ROOMS and two bathrooms.



0116 274 5544





#### **Entrance Hall**

With original front door, original tiled floor, ceiling coving, door to cellar room providing ideal storage, cast iron radiator, stairs to first floor.

#### **Cellar**

Providing ample storage space.

#### **Reception Room One 17' 5" x 16' 8" (5.31m x 5.08m)**

Measurement into bay window. With bay window to the front elevation, further window to the side elevation, ceiling rose, ceiling coving, chimney breast with living flame gas fire, marble surround and hearth, picture rail, TV point, cast iron radiator.

#### **Reception Room Two 17' 4" x 14' 5" (5.28m x 4.39m)**

With bay window to the side elevation, ceiling rose, ceiling coving, chimney breast with wood burning stone and hearth, TV point, cast iron radiator.

#### **Study 7' 4" x 6' 7" (2.24m x 2.01m)**

With window to the side elevation.

#### **Open Plan Fitted Dining Kitchen 22' 4" x 13' 8" (6.81m x 4.17m)**

With windows to the side and rear elevation, French doors to the rear elevation, a range of wall and base units with part marble and part wood effect work surfaces over, tiled floor, one and a half bowl sink, part tiled walls, inset five ring gas hob and double oven, integrated microwave, integrated dishwasher, spotlights, radiator, door leading to:





**Utility Area** 12' 0" x 5' 0" (3.66m x 1.52m)

With window to the rear elevation, work surface, plumbing for washing machine, space for tumble dryer, shelving.

**Ground Floor WC**

With original tiled floor, low-level WC, wash hand basin with storage below.

**First Floor Landing**

With access leading to the following rooms:

**Bedroom One** 17' 6" x 14' 4" (5.33m x 4.37m)

With sash windows to the front and side elevations, wooden floor, ceiling coving, picture rail, chimney breast with feature fireplace, surround and hearth, cast iron radiator.

**Bedroom Two**

14' 10" x 12' 1" (4.52m x 3.68m)

narrowing to 10'3". With sash windows to the side elevation, built-in wardrobes, chimney breast, ceiling coving, picture rail, radiator.

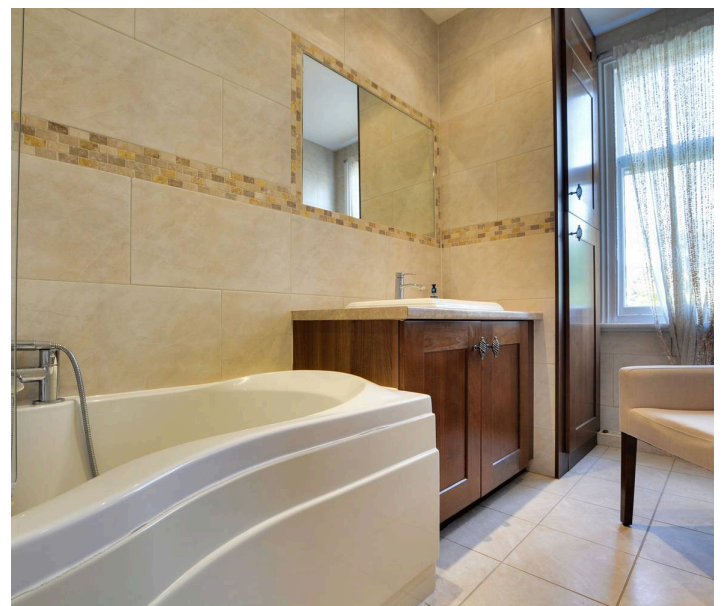
**Bedroom Three**

12' 8" x 10' 4" (3.86m x 3.15m)

With sash window to the side elevation, built-in cupboard, picture rail, radiator.

**Bathroom**

With sash window to the side elevation, tiled floor, freestanding bath with mixer shower attachment, shower cubicle, low-level WC, wash hand basin with storage below, mirrored wall cabinet, part tiled walls, radiator.









### **Bathroom Two**

11' 10" x 6' 1" (3.61m x 1.85m)

With sash window to the rear elevation, tiled floor, tiled walls, bath with shower over and shower screen, wash hand basin with storage below, built-in cupboard, spotlights, ladder style towel rail/radiator.

### **Separate WC**

With window to the side elevation, low-level WC, wood effect floor.

### **Second Floor Landing**

With skylight window, built-in cupboard.

### **Bedroom Four** 18' 8" x 11' 1" (5.69m x 3.38m)

With two skylight windows, two exposed purlings, radiator.

### **Bedroom Five** 13' 2" x 10' 10" (4.01m x 3.30m)

With window to the side elevation, radiator.

### **Bedroom Six** 12' 0" x 7' 3" (3.66m x 2.21m)

With two skylight windows, built-in windows, under eaves storage, exposed purlings, radiator.

### **Front Garden**

Front forecourt.

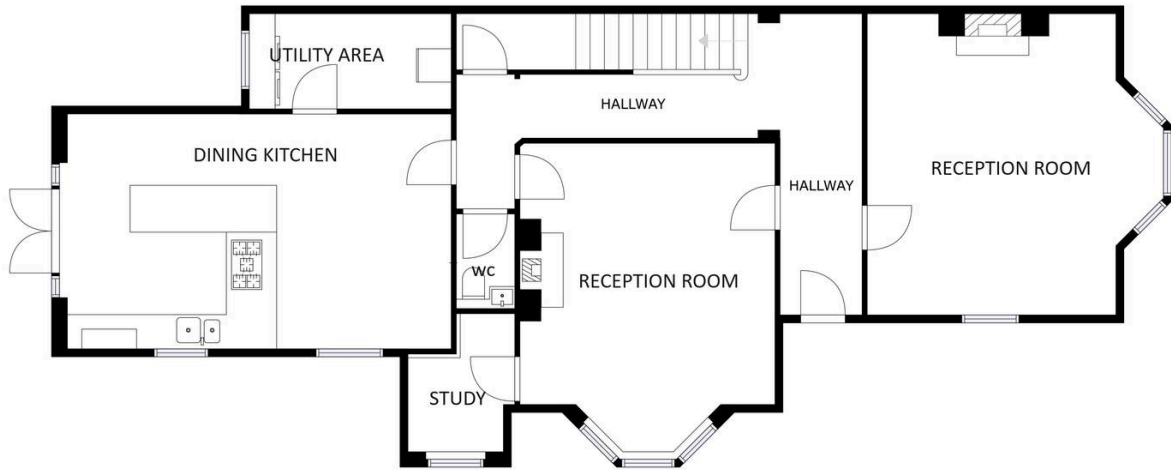
### **Rear Garden**

A charming courtyard style rear garden.

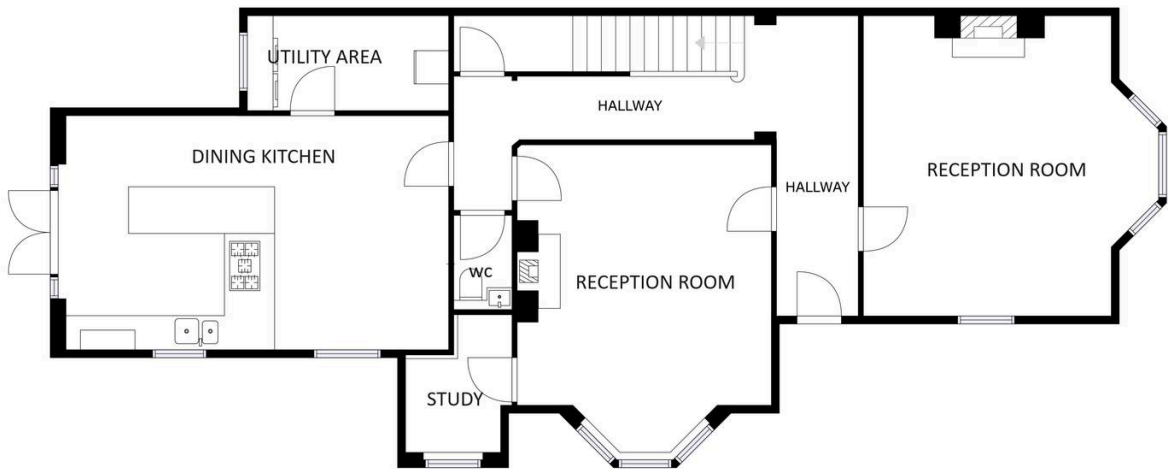
### **Driveway** 3 vehicles

Providing off road parking.

Garage 1 vehicle



FLOOR 1

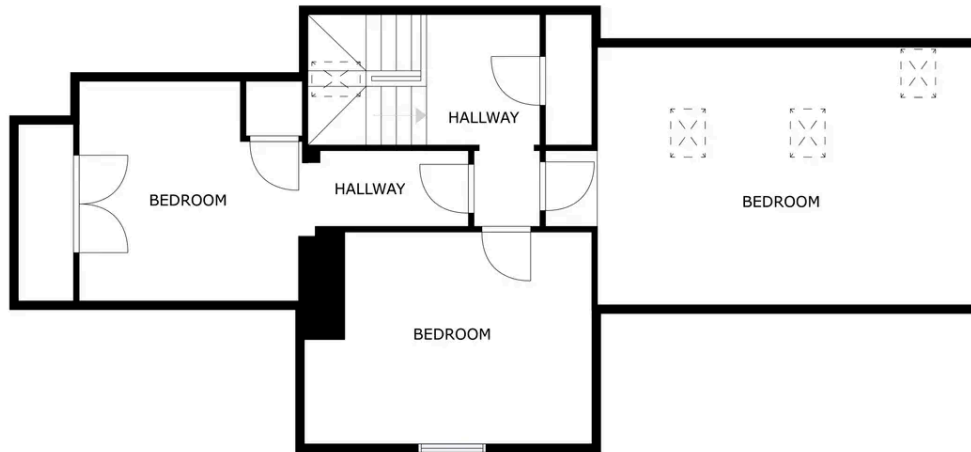


FLOOR 1



We'll keep you moving...





FLOOR 3



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

**We'll keep you moving...**



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