

JAMES
SELICKS

ALTON HOUSE

10 STONEYGATE ROAD
STONEYGATE
LEICESTER
LE2 2AB

GUIDE PRICE £675,000





Designed by renowned architect Stockdale Harrison, this substantial, Victorian detached family home boasts an abundance of fine original features and spacious accommodation arranged over four floors. Characterised by stunning stained and leaded glass windows and high ceilings, the property beautifully reflects the elegance of its period.

Porch • reception hall • cellar • cloakroom • two spacious reception rooms • breakfast kitchen • garden room • three first floor bedrooms • en-suite • family bathroom • two second floor bedrooms • en-suite shower room • driveway • courtyard • EPC - E

Location

Situated on Stonegate Road, long regarded as one of the area's most prestigious addresses, the home enjoys both architectural distinction and excellent convenience including access to schooling in the independent and state sectors, leisure and sporting facilities, the fashionable Allandale Road/Francis Street shopping parades, the city centre with its professional quarters and mainline railway station (access to London St Pancras in just over one hour).

Accommodation

The property is entered via a brick arched porch and magnificent wooden and stained glass front door, complemented by an equally impressive inner door opening into a grand and welcoming reception hallway with Parquet flooring, housing the staircase to the first floor and providing access to the cellar and the principal ground floor rooms.

The front reception room features a deep bay window and an attractive fireplace with an inset living flame gas fire with a timber surround, marble hearth and back, plus built-in alcove storage and shelving, decorative ceiling coving and rose. The rear reception room also boasts a feature fireplace with an ornate surround, ceiling coving and rose and a window to the rear. Off an inner hallway is a useful ground floor cloakroom providing a two-piece suite.

A bright and spacious breakfast kitchen to the rear of the house is fitted with a good range of base level units and drawers, complemented by black granite preparation surfaces, attractive tiled splashbacks and a Belfast sink with a windows above. Appliances include a striking red Rangemaster oven with twin ovens and a gas hob, extractor unit, dishwasher, fridge-freezer and washing machine. An island unit with a granite top and pendant lighting above provides further storage and preparation space, whilst tiled flooring continues through to a space for a dining table with a further window to the side. Steps lead down to a garden room with part panelled walls and neat bespoke fitted storage along one wall, and offering direct access to the patio area.

To the first floor, a galleried landing provides access to three bedrooms with sash windows, one with shutters and its own Victorian style en-suite comprising a pedestal wash hand basin, a high flush WC and a large glazed shower enclosure with fixed and flexible shower heads, alongside a fully tiled family bathroom fitted with a white four-piece suite comprising a tiled bath, wash hand basin, enclosed WC and a corner shower enclosure, with three windows and a chrome heated towel rail.

The second floor offers two further spacious bedrooms, one with wooden flooring, a feature cast iron fireplace, fitted storage and an additional Victorian style en-suite shower room, making this an ideal space for guests or a growing family.





Outside

The property has a driveway to the front providing off-road parking for two vehicles. To the rear is a pretty, hard landscaped courtyard style garden with paved and gravelled areas and mature planted borders, offering a private and easily maintained outdoor space.

Tenure: Freehold.

Listed Status: None.

Conservation Area: Stoneygate

Local Authority: Leicester City Council, **Tax Band:** F

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Full fibre, speed unknown.

Construction: Believed to be standard.

Wayleaves, Rights of Way & Covenants: Gated side access is shared with No 12. Both properties have separate doors off the passageway to each garden and property. To fence and forever maintain the eastern or south-eastern boundaries of the land (between 10 & 12) and the back wall adjoining the Albert Road property. Not to erect anything fronting or adjoining the road leading from Leicester to Market Harborough, within a distance of 100 yards.

Flooding issues in the last 5 years: None our Clients are aware of.

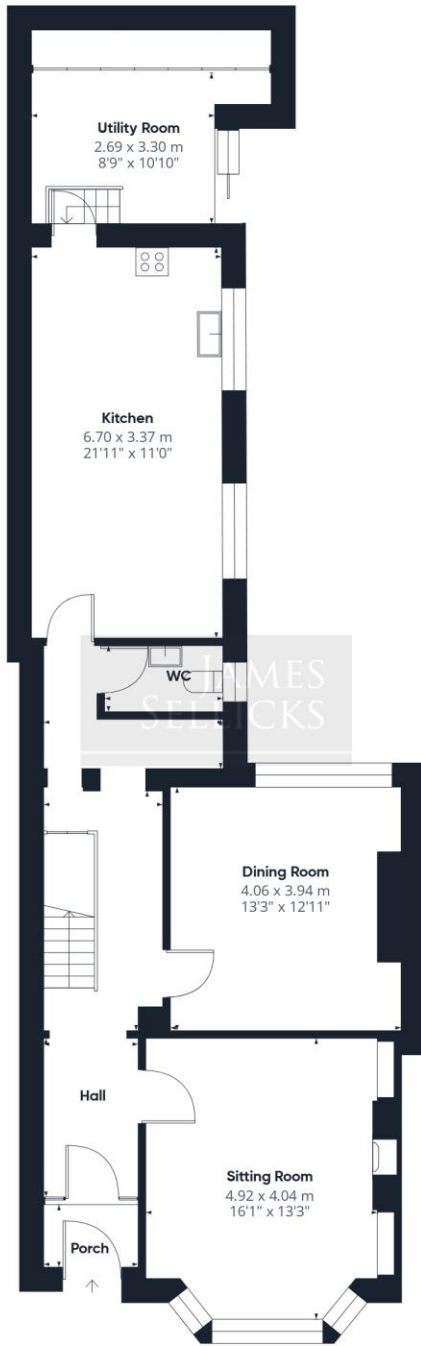
Planning issues: None our Clients are aware of.

Accessibility: No specific accessibility modifications made.

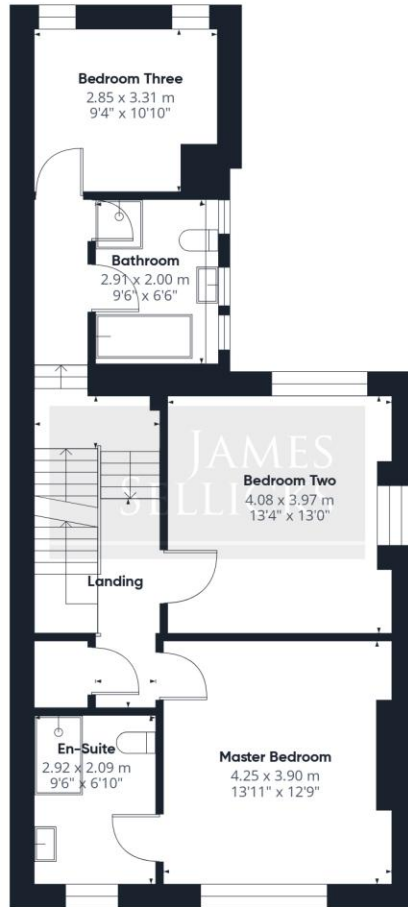




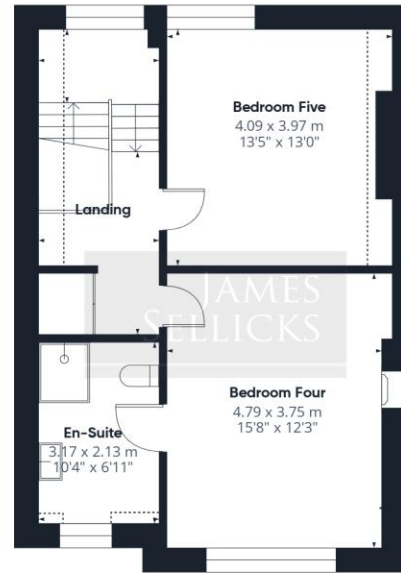




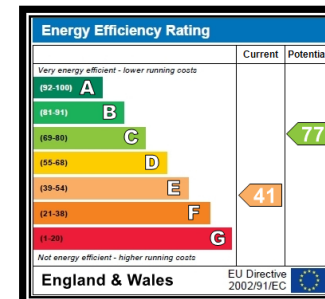
Floor 1



Floor 2



Floor 3



Approximate total area⁽¹⁾

205.9 m²

2216 ft²

Reduced headroom

2.5 m²

27 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

