



## Llewellyn Court Elmsleigh Avenue

£400,000 Freehold

Stylish four-bedroom townhouse set within a secluded Stonegate development, featuring open-plan living, balcony, communal tennis court, garage, parking, and no upward chain.



0116 274 5544





#### **Entrance Porch**

With tiled flooring.

#### **Utility Room**

7' 10" x 5' 7" (2.40m x 1.70m)

Window to front elevation, sink, recessed area containing meters, tiled flooring, plumbing for a washing machine, and a radiator.

#### **Entrance Hall**

Stairs leading to the first floor, a storage/cloak cupboard, wooden flooring, and a radiator.

#### **Ground Floor WC**

5' 3" x 4' 11" (1.60m x 1.50m)

Low-level WC, wash hand basin, tiled flooring, storage space, and cloak hooks.

#### **Open Plan Living Kitchen Dining Room**

18' 11" x 16' 1" (5.76m x 4.90m)

(narrowing to 3.44m) Double-glazed window and double-glazed bi-folding doors to the rear elevation, sink and draining unit with a range of wall and base units featuring quartz work surfaces over, centre island with base units below, quartz work surface over, and a breakfast bar, built-in dishwasher, multi-fuel Smeg electric oven, gas hob, and an extractor hood over, built-in fridge and freezer, Inset ceiling spotlights and two radiators.





### Walk-in Pantry

7' 10" x 6' 3" (2.40m x 1.90m)

Accessed via a sliding door. Features auto-sensor lighting, a range of wall and base cupboards, and wood-effect flooring.

### First Floor Landing

Includes a radiator.

### Living Room

19' 3" x 14' 5" (5.87m x 4.40m)

(narrowing to 4.69m) Double glazed window to the rear elevation, patio doors leading out to a balcony, stairs to the second floor, inset ceiling spotlights, parquet flooring, TV point, and a radiator.

### Bedroom Three

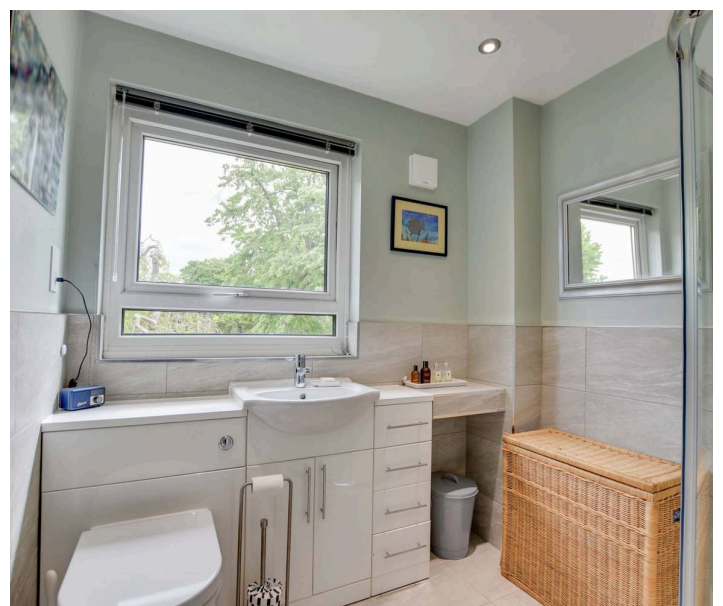
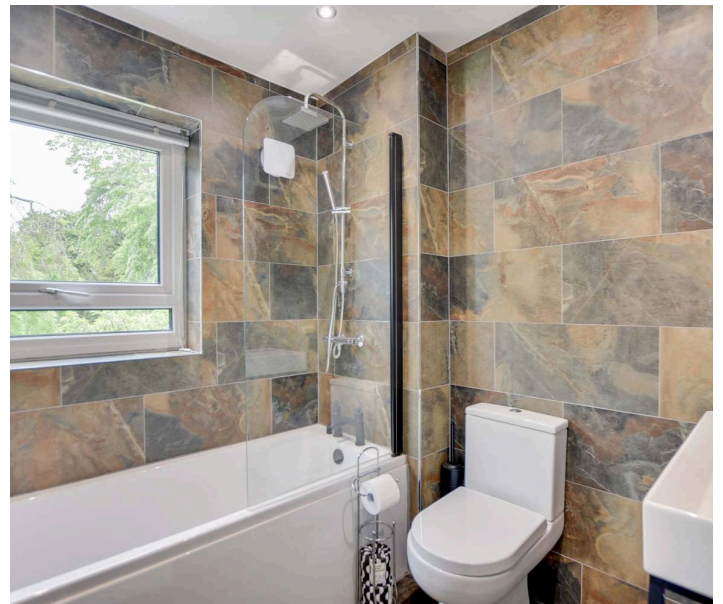
11' 6" x 10' 3" (3.50m x 3.12m)

Double glazed window to the front elevation, built-in wardrobe, built-in shelving, drawers, and cupboards. Features inset ceiling spotlights and a radiator. (Note: Currently being used as an office).

### Bathroom

7' 3" x 6' 7" (2.20m x 2.00m)

Double glazed window to the front elevation. Fitted with a bath with an overhead rainfall shower and a handheld shower attachment, low-level WC, and a wash hand basin. Fully tiled walls, extractor fan, heated chrome towel rail, and a built-in storage cupboard.









## **Second Floor Landing**

Features two double built-in storage cupboards.

### **Bedroom One**

12' 1" x 11' 11" (3.68m x 3.64m)

Double glazed window to the front elevation, built-in wardrobe, built-in storage cupboards with shelving, an additional built-in cupboard with drawers, and a radiator.

### **Bedroom Two**

12' 2" x 11' 10" (3.70m x 3.60m)

Double glazed window to the rear elevation, built-in wardrobe, built-in cupboard, and a radiator.

### **Bedroom Four**

8' 2" x 6' 3" (2.49m x 1.90m)

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

### **Shower Room**

7' 7" x 6' 11" (2.32m x 2.12m)

Double glazed window to the front elevation, inset ceiling spotlights, and an extractor fan. Features a tiled shower cubicle with an overhead rainfall shower and handheld shower, low-level WC, wash hand basin, tiled flooring, partly tiled walls, and a heated chrome towel rail.

### **Front Garden**

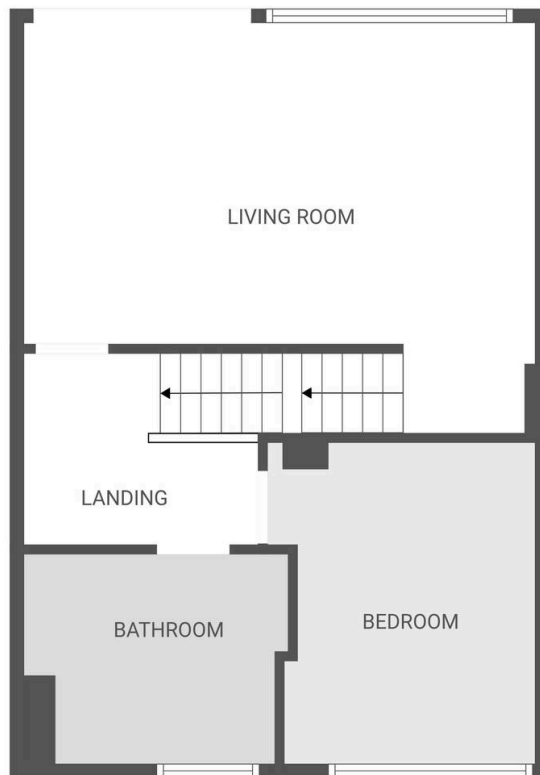
Bordered by flower beds with mature inset shrubs

### **Rear Garden**

Courtyard-style paved rear garden with a variety of established shrubs to the borders. Fully enclosed with fencing to the perimeter, a gated rear access point, and outside lighting.

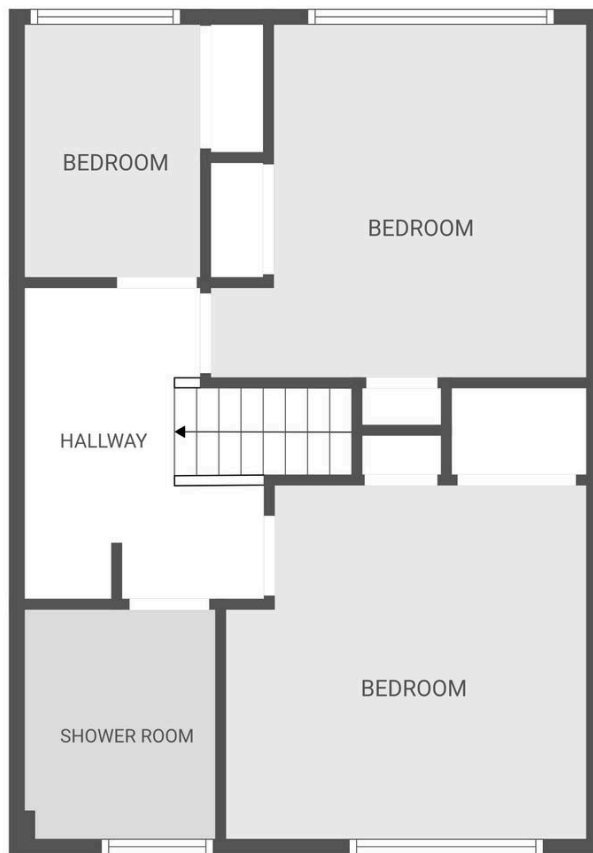


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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





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

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: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.