



Holmfield Road, Stoneygate

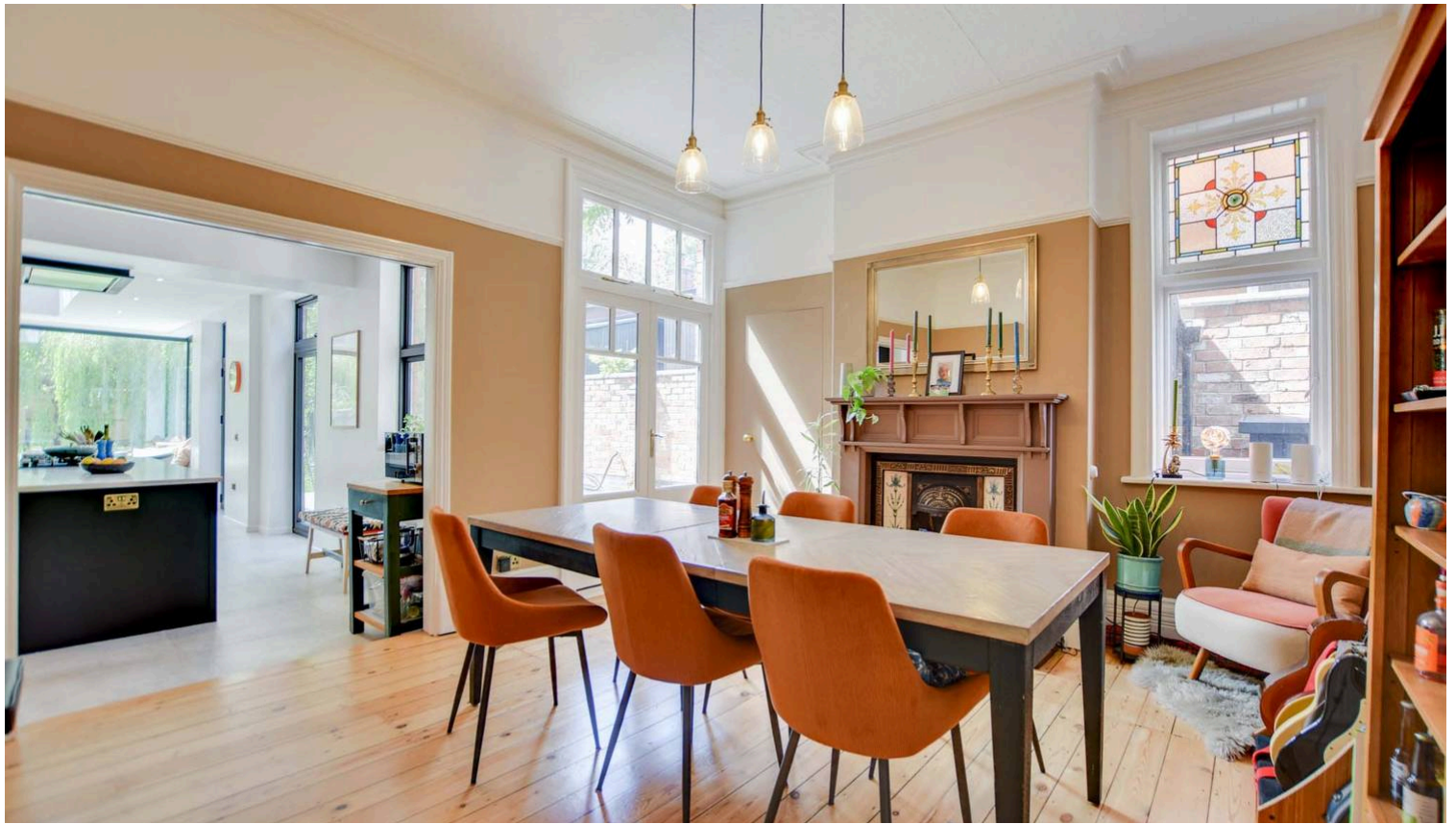
£650,000 Freehold

Extended five-bedroom semi-detached home in the heart of Stoneygate featuring a stunning open-plan kitchen dining room, period features, landscaped south-facing garden, and driveway.



0116 274 5544





Entrance Hall

Features stairs leading to the first floor, an under-stairs storage cupboard, a ledged window to the side elevation, herringbone wood-effect flooring, and a radiator.

Ground Floor WC

6' 0" x 2' 11" (1.82m x 0.90m)

Equipped with a low-level WC, wash hand basin, and herringbone wood-effect flooring.

Reception Room One

15' 9" x 13' 5" (4.80m x 4.10m)

Includes a double-glazed bay window to the front elevation, coving to the ceiling, a picture rail, built-in bookshelves and cupboards, a period-style fireplace with a tiled insert and fire surround, and a radiator.

Reception Room Two

14' 9" x 13' 5" (4.50m x 4.10m)

Features double-glazed French doors leading to the rear elevation, a part-ledged stained-glass window to the side elevation, a period-style fireplace with a tiled insert, hearth, and fire surround, coving to the ceiling, a picture rail, and wooden flooring.





Utility Room

9' 2" x 6' 9" (2.80m x 2.06m)

Comprises double-glazed doors to both front and rear elevations, a stainless steel sink and drainer unit with base units and work surfaces over, inset ceiling spotlights, plumbing for a washing machine, tiled flooring, a storage cupboard, and shelving.

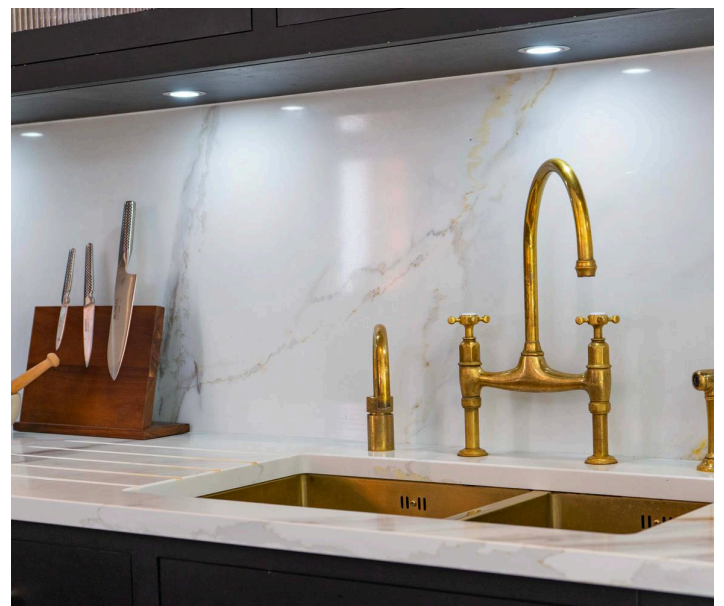
Extended Open-Plan Fitted Kitchen Dining Room

32' 10" x 12' 2" (10.00m x 3.70m)

A superb extended space boasting a feature full-length window to the rear and side elevations, a skylight lantern, two sets of bi-fold doors to the side elevation, and an additional double-glazed window to the side elevation. Features include inset ceiling spotlights, tiled flooring with underfloor heating, and window seating with built-in storage beneath. Appliances & Fittings: A centre island with two built-in ovens, a built-in gas hob with an extractor hood over, base units with marble work surfaces, and a bookshelf cabinet. Features a further range of wall units with glass display cabinets and under-unit lighting, base units with marble work surfaces and a marble splashback, a built-in dishwasher, a built-in fridge and freezer, and a walk-in pantry cupboard.

Galleried Landing

Includes stairs rising to the second floor, a double-glazed window to the side elevation, and a radiator.









Bedroom One

15' 9" x 13' 9" (4.80m x 4.19m)

Features a double-glazed bay window to the front elevation, coving to the ceiling, a picture rail, a period-style fireplace with a tiled insert, hearth, and fire surround, and a traditional-style radiator.

Bedroom Two

14' 10" x 13' 0" (4.51m x 3.95m)

Features a double-glazed window to the rear elevation, coving to the ceiling, a picture rail, a traditional-style fireplace with a tiled insert, hearth, and fire surround, and a traditional-style radiator.

Bedroom Three

9' 10" x 8' 10" (3.00m x 2.70m)

Boasts a double-glazed window to the side elevation, a period-style fireplace, built-in cupboards, and a radiator.

Bathroom

9' 2" x 7' 3" (2.80m x 2.20m)

Equipped with a double-glazed window to the side elevation, a roll-top bath with a shower over, a pedestal wash hand basin, lino flooring, an airing cupboard, and a radiator.

Separate WC

9' 2" x 7' 3" (2.80m x 2.20m)

With a double-glazed window to the rear elevation, a low-level WC, and lino flooring.

Second Floor Landing

Bedroom Four

15' 9" x 15' 5" (4.80m x 4.70m)

Includes a double-glazed window to the front elevation, a period-style fireplace, and a radiator. Features a recessed wardrobe measuring 1.48m x 0.8m with a double-glazed window to the side elevation (noted with potential for an en-suite), and two radiators.

Bedroom Five

13' 7" x 12' 2" (4.15m x 3.70m)

Features a double-glazed window to the side elevation, a built-in wardrobe, a built-in eaves storage cupboard, and a radiator.



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





Front Garden

Features privacy hedging to the front boundary, a gated side access, and a block-paved driveway showcasing a mature vine.

Rear Garden

A beautifully landscaped space with a side paved patio leading to a mainly lawned rear garden enjoying a southerly aspect. Enclosed by a walled and fenced perimeter, with mature trees, hedging, and fencing providing excellent privacy.

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: 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.