



Elmsleigh Avenue, Stoneygate

£475,000

NO UPWARD CHAIN. A period traditional detached property occupying a CORNER PLOT and retaining much of its ORIGINAL CHARACTER.



0116 274 5544





Entrance Hall

With stairs to first floor, part leaded window to the front and side elevations, cloaks cupboard, wooden floor, radiator.

Sitting Room

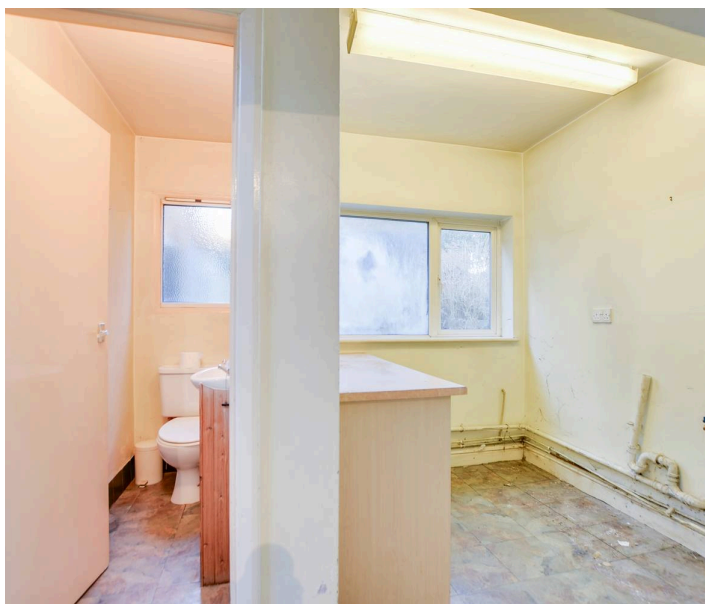
16' 3" x 15' 3" (4.95m x 4.65m)

Measurements into bay window and recess. With double glazed bay window to the front elevation, further double glazed window to the front elevation, gas fire with fire surround, wooden floor, radiator.

Dining Room

14' 8" x 15' 0" (4.47m x 4.57m)

Measurement into recess. With two double glazed windows to the side elevations, double glazed door to the rear elevation, picture rail, electric fire with fire surround, wooden floor, radiator.



Kitchen Breakfast Room

14' 8" x 10' 7" (4.47m x 3.23m)

With two double glazed windows to the side elevation, built-in oven and gas hob with filter hood over, one and a half bowl sink and drainer unit with a range of wall and base units with work surface over, plumbing for dishwasher, part tiled walls, tiled floor, cupboard housing boiler, pantry with original tiling and window to the side elevation, radiator.



Utility Room

11' 2" x 8' 8" (3.40m x 2.64m)

With door to rear garden, door to the side elevation, double glazed window to the rear elevation, plumbing for washing machine, radiator.

Ground Floor WC

9' 0" x 2' 9" (2.74m x 0.84m)

With double glazed window to the rear elevation, low-level WC, wash hand basin, part tiled walls.

First Floor Landing

With part leaded stain glazed window to the side elevation, loft access.

Bedroom One

17' 0" x 16' 0" (5.18m x 4.88m)

Measurements into bay window. With double glazed bay window to the front elevation, further double glazed window to the front elevation, radiator.

Bedroom Two

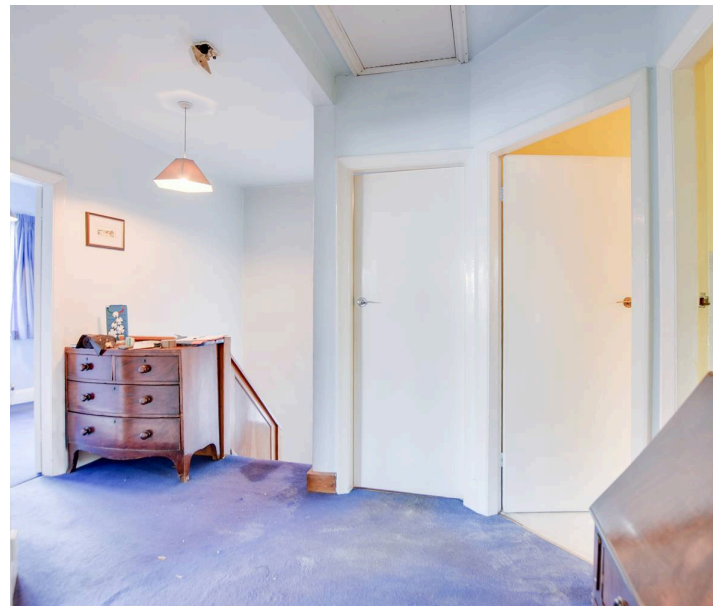
15' 2" x 14' 5" (4.62m x 4.39m)

Measurement narrowing to 9'9". With double glazed windows to the rear and side elevations, wardrobe, radiator.

En-Suite Shower Room

6' 0" x 5' 7" (1.83m x 1.70m)

With double glazed window to the side elevation, tiled shower cubicle, low-level WC, pedestal wash hand basin, radiator.









Bedroom Three

14' 8" x 11' 0" (4.47m x 3.35m)

With two double glazed windows to the side elevation, double glazed window to the rear elevation, wash hand basin, radiator.

Bedroom Four

10' 4" x 7' 10" (3.15m x 2.39m)

With double glazed window to the front elevation, radiator.

Bathroom

9' 0" x 5' 4" (2.74m x 1.63m)

With double glazed window to the rear elevation, bath with shower over, pedestal wash hand basin, airing cupboard, part tiled walls, radiator.

Separate WC

With double glazed window to the side elevation, low-level WC.

Garden

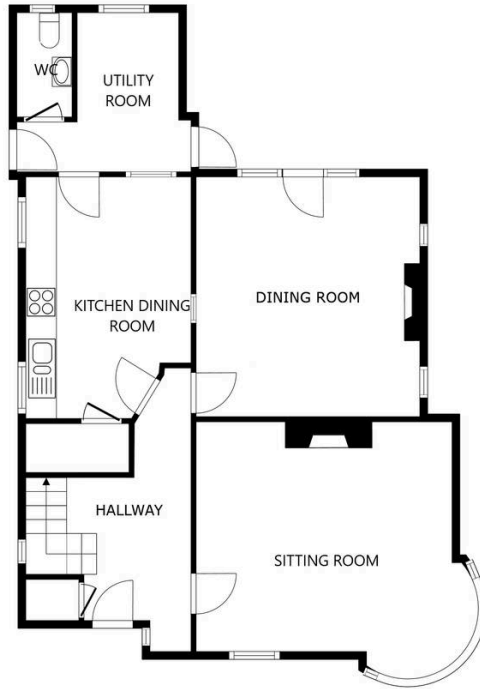
Walled front garden with steps to front door, flowerbeds and shrubs, driveway, double glazed leading to further driveway to the side, side gate leading to side and rear garden, paved patio area, outside tap, lawn area to the side and rear with well stocked flowerbeds and mature shrubs, fencing to side and rear, steps leading down to further gates side access, mature trees, brick built store (7'8" x 7'12") with double glazed window to the side elevation, shed (8'3" x 7'5").

Driveway

With gates leading to further driveway to the side.

Garage

Measuring 16'7" x 8'2". With up and over door to the front elevation, side door to garden, power and lighting.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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.