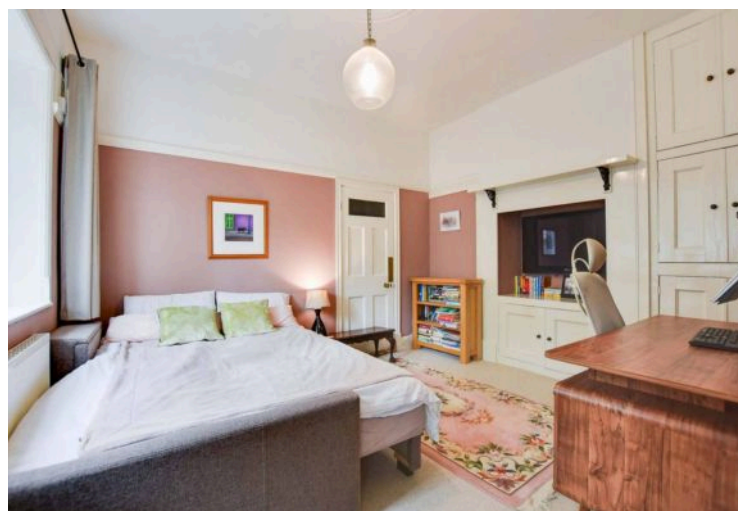
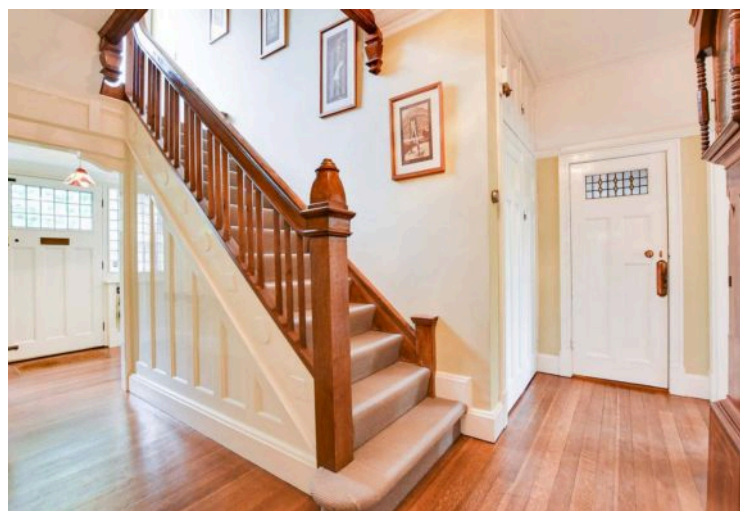


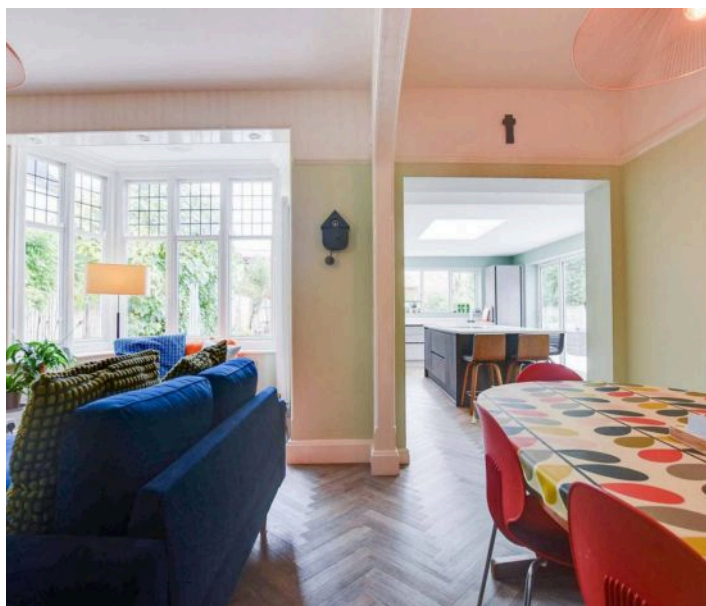


Morland Avenue, Stoneygate

£900,000

A DISTINCTIVE period detached residence retaining a wealth of ORIGINAL FEATURES. The home offers a beautifully balanced flow of accommodation comprising three reception rooms and FIVE BEDROOMS.





Entrance Hall

With part leaded windows and door to the front elevation, original staircase to first floor, picture rail, original wooden floor, traditional style radiator, door leading to cellar with storage area.

Cloak Room 9' 1" x 4' 0" (2.77m x 1.21m)

With coat hooks, wood effect floor, door to ground floor WC.

Ground Floor WC

5' 5" x 4' 0" (1.65m x 1.22m)

With window to the front elevation, low-level WC, wood effect floor, wash hand basin.

Sitting Room 20' 8" x 16' 4" (6.30m x 4.98m)

With secondary double glazed part leaded bay window to the rear elevation, ceiling coving, picture rail, plate rack, feature recess area with shelving, inset lighting, open fireplace with traditional fire surround and hearth, TV point, traditional style radiator, further radiator.

Side Lobby 28' 10" x 3' 7" (8.79m x 1.09m)

With door to rear garden, internal door to home office (part garage conversion).

Home Office (part garage conversion) 9' 1" x 10' 5" (2.77m x 3.17m)

With wall heater, power and lighting.

Reception Room Two/Optional Bedroom 13' 6" x 10' 9" (4.12m x 3.27m)

With secondary double glazed leaded bay window to the front elevation, picture rail, built-in cupboards, walk-in storage cupboard, radiator.



Lounge Dining Room 18' 5" x 15' 11" (5.62m x 4.84m)

With leaded bay window to the rear elevation, picture rail, feature log burner with exposed brick chimney breast, original style storage cupboard and display cabinet, TV point, LVT floor, radiator, open aspect to the extended kitchen breakfast room.

Extended Kitchen Breakfast Room 18' 1" x 13' 11" (5.52m x 4.23m)

With double glazed windows to the side and rear elevations, bi-fold doors to the side elevation, lantern skylight, internal door to sitting room, built-in double oven, further single oven and microwave, built-in sink with 5 in 1 Quooker tap providing instant hot water, centre island with breakfast bar and built-in adaptable induction hob, push up extractor hood, a range of larder and base units with quartz work surface over, built-in dishwasher, space for fridge freezer, inset ceiling spotlights, LVT floor, tall radiator.

Utility Room 7' 10" x 7' 6" (2.40m x 2.28m)

With door to the side elevation, secondary double glazed window to the side elevation, stainless steel sink and drainer unit, wall and base units with work surface over, tiled floor, plumbing for washing machine, space for tumble dryer.

First Floor Split Level Galleried Landing

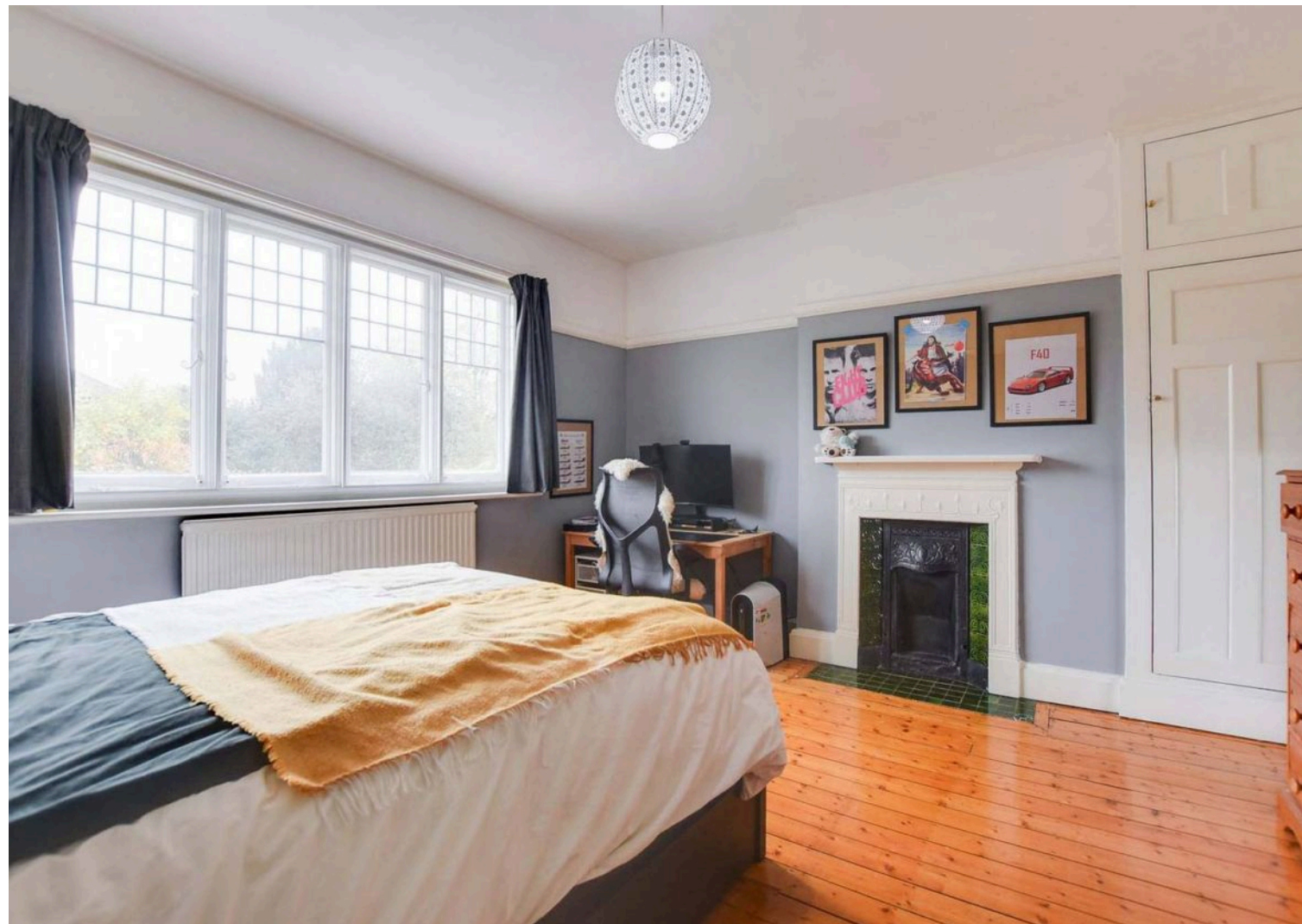
With secondary double glazed leaded bay window to the front elevation, picture rail, loft access with pull down ladder leading to partly boarded loft.

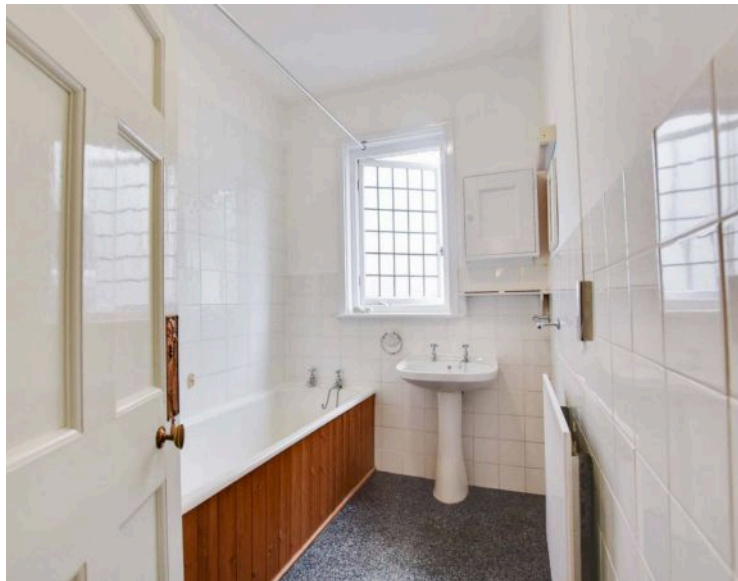
Bedroom One 19' 2" x 13' 1" (5.83m x 4.00m)

With secondary double glazed part leaded bay window to the front elevation, two original built-in wardrobes, original fireplace with tiled inset and hearth, picture rail, cast iron radiator, additional radiator.









En-Suite Shower Room 8' 11" x 3' 8" (2.73m x 1.11m)

With part leaded window to the side elevation, a generous tiled shower cubicle with electric power shower, pedestal wash hand basin, low-level WC.

Bedroom Two 14' 0" x 12' 11" (4.26m x 3.93m)

With secondary part leaded double glazed window to the rear elevation, picture rail, built-in original cupboard, built-in original fireplace with fire surround, tiled inset and hearth, wooden floor, radiator.

Bedroom Three 12' 0" x 11' 11" (3.66m x 3.64m)

With secondary double glazed part leaded window to the rear elevation, built-in original cupboard, original fireplace with fire surround, tiled inset and hearth, picture rail, wooden floor, radiator.

Bedroom Four 13' 0" x 10' 5" (3.95m x 3.18m)

With secondary double glazed part leaded window to the front elevation, picture rail, radiator.

Bedroom Five 11' 11" x 8' 0" (3.63m x 2.45m)

With secondary double glazed part leaded window to the rear elevation, picture rail, radiator.

Bathroom 8' 0" x 6' 0" (2.43m x 1.84m)

With leaded window to the side elevation, pedestal wash hand basin, bath, vinyl floor, part tiled walls, storage cupboard, radiator.

Separate WC 8' 0" x 2' 8" (2.44m x 0.82m)

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

Front Garden

Hedged frontage with block paved area, flowerbeds and shrubs, hedging to side.

Rear Garden

With a paved seating area to the side and rear, lawn, raised flowerbeds and timber sleepers, paved path to the side, further paved seating area to the rear with mature Magnolia, further seating area, decorative raised flowerbeds with inset shrubs and slate borders, outside lighting, two outside taps, power points on either side of kitchen extension, two brick built stores with power, side access leading to side store.

Driveway 2 vehicles

With an electric charging point, access to a storage room with fold open doors to the front elevation, power and lighting, measuring 2.95 m x 1.39 m. Please note that parking is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



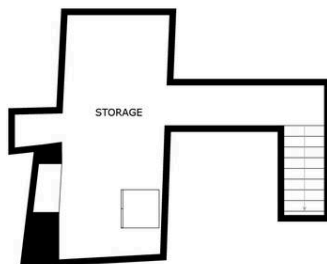
FLOOR 3

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



You can include any text here. The text can be modified upon generating your brochure.





FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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: G

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

We'll keep you moving...



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