

An aerial photograph of a two-story brick house with a dark grey tiled roof. The house features a large, multi-paned glass conservatory on the left side, a paved courtyard in the foreground, and a dark green front door. The house is surrounded by trees and a wooden fence. A dark teal banner with white text is in the top left corner.

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AYSGARTH COACH HOUSE  
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## Aysgarth Coach House

2 Cone Lane  
Stoneygate  
Leicester  
LE2 1QZ

A stylish, converted coach house, tucked away on a private lane, providing easy access to Leicester city centre and the fashionable Queens Road.

Entrance hall | sitting room | conservatory | breakfast kitchen | two ground floor bedrooms | cloakroom | bathroom | first floor master bedroom | en-suite | driveway | hard landscaped south-facing courtyard gardens | EPC - D

### LOCATION

Cone Lane is located in the fashionable suburb of Stoneygate, nestled behind Victoria Park, notable for its Edwin Lutyens-designed war memorial, a lovely green space that hosts a weekly Park Run. Beyond the park is the leafy Victorian New Walk promenade which gives access centre in approximately 20 minutes into the city centre with its professional quarters and mainline railway station. The location is also convenient for the trendy Queens Road, much-loved for independent shopping, bars and restaurants.

### ACCOMMODATION

The property is entered via a part glazed door into the entrance hall which houses a storage cupboard and has a part glazed door to the garden. The sitting room has two double glazed windows. The conservatory is of brick and timber construction, with double glazed windows and doors leading onto the garden. The breakfast kitchen boasts a good range of eye and base level units and drawers, ample preparation surfaces, a one and a quarter bowl stainless steel sink with mixer tap above, Lamoza double oven with four-ring halogen hob, plumbing for automatic washing machine and dishwasher, two double glazed windows. Ground floor bedroom one has built-in wardrobes with mirrored fronts and two double glazed windows. Bedroom two has built-in wardrobes, two full height obscured windows, a further double glazed window and an en-suite cloakroom with an obscured window providing a white two piece suite comprising a low flush WC and pedestal wash hand basin. The ground floor bathroom houses the enclosed boiler and provides a low flush WC, pedestal wash hand basin and a panelled bath. An inner hallway with a door to the front elevation houses the stairs to the first floor.





The first floor landing leads to the master bedroom, with three double glazed windows, a further double glazed Velux window and an en-suite shower room providing a low flush WC, inset wash hand basin with cupboard beneath, shower cubicle and a double glazed Velux window.

### OUTSIDE

The property is approached via twin gates leading to the block paved driveway and hard landscaped courtyard style south-facing gardens.



### DIRECTIONAL NOTE

Proceed out of Leicester via the A6 London Road in a southerly direction crossing over the Victoria Park roundabout where Cone Lane can be found almost immediately on the right hand side just before Knighton Park Road.

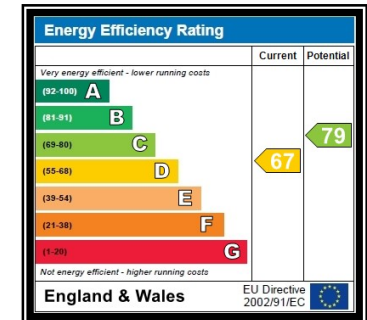
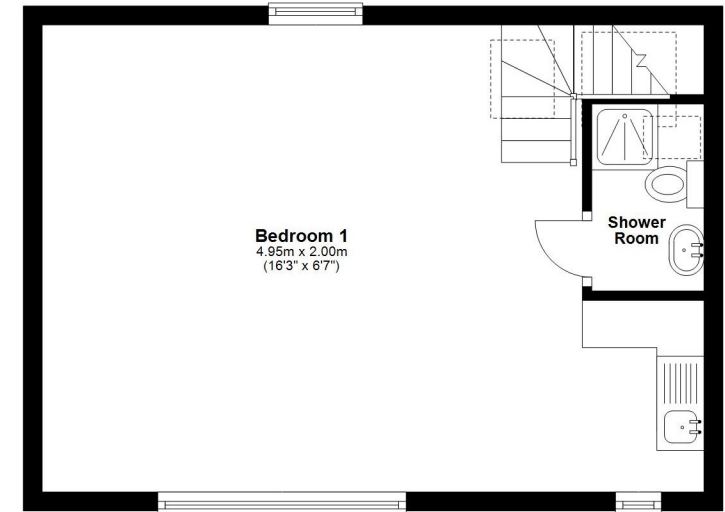
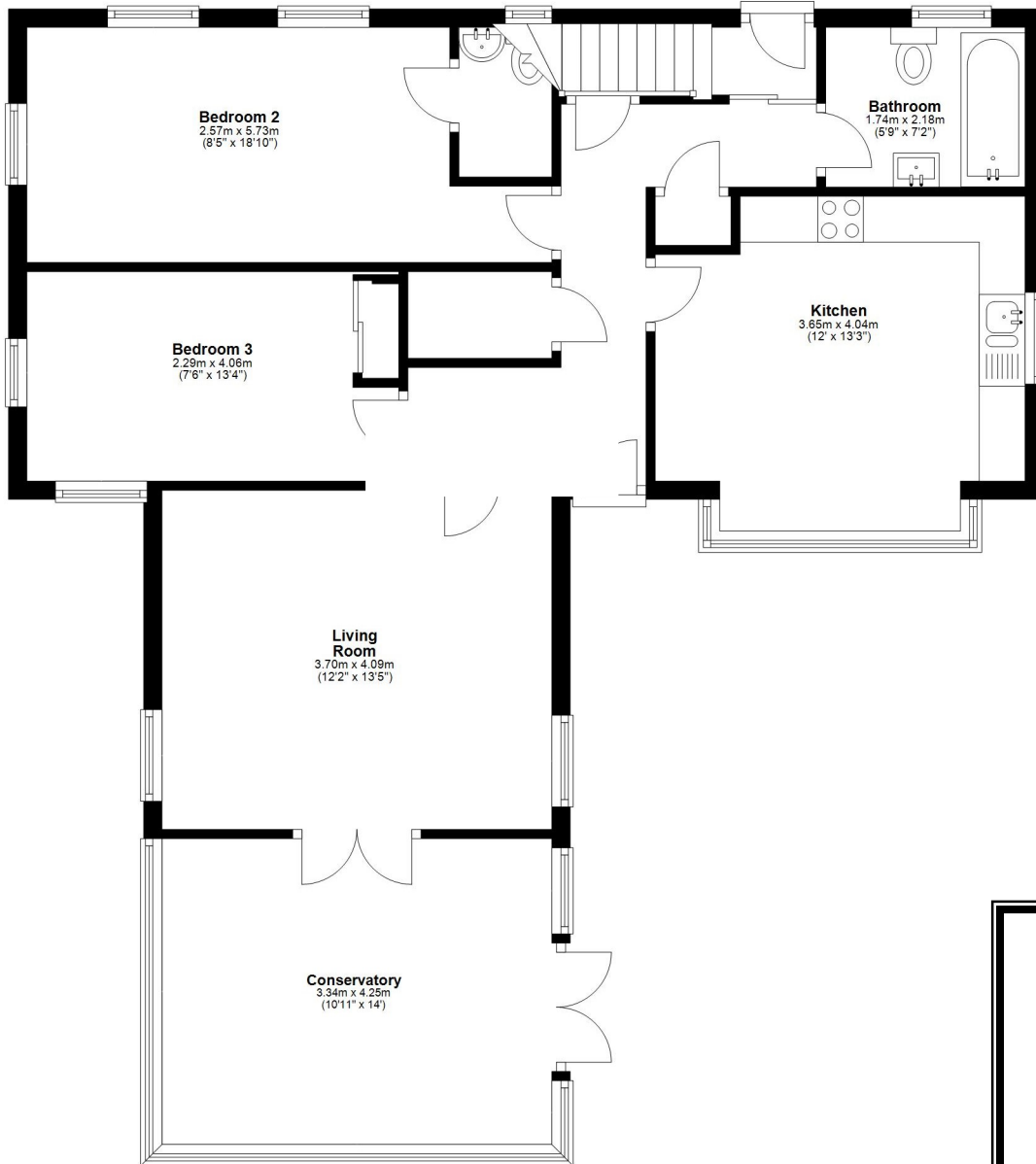
**TENURE:** Freehold

**LOCAL AUTHORITY:** Leicester City Council

**TAX BAND:** D







**Aysgarth Coach House, 2, Cone Lane Stoneygate, Leicester, LE2 1QZ**

**Total Approximate Gross Internal Floor Area = 1287 SQ FT / 119 SQ M**

Measurements are approximate.

Not to scale.

For illustrative purposes only.



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