



**FOR SALE**

**£800,000**

4 Bed Detached House in Oakfield Road, Stoneygate Leicester LE2 1LU



## PROPERTY FEATURES

- Four Bedroom Detached Family Home
- Located In The Highly Sought After Stoneygate Area
- Architecturally Striking And Unique Design
- Versatile Accommodation Across Two Floors
- Multiple Reception Rooms And Living Spaces
- Chain Free
- Lift Providing Access To All Floors
- Private Gardens To Three Sides With Seating Areas
- Contact Phillips George To View



## FULL DESCRIPTION

### ENTRANCE HALL

A welcoming main entrance hall with staircase rising to the first floor, useful under-stairs storage, and access to all principal ground floor accommodation.

### DINING AREA

16' 3" x 13' 0" (4.95m x 3.96m) An open-plan family room featuring a box bay window to the front elevation and access to the internal lift, creating a practical and sociable space.



### LIVING ROOM

16' 9" x 13' 1" (5.11m x 3.99m) A stunning, stepped-down reception room offering a light and spacious feel, with tri-fold doors opening onto a raised decking area with glass balustrades, enjoying pleasant views over the private garden.



### KITCHEN

14' 3" x 10' 10" (4.34m x 3.3m) An exceptional, high-specification kitchen fitted with a comprehensive range of wall and base units, complemented by integrated appliances and direct access to a generously sized pantry.

### PANTRY

A large and highly functional pantry with plumbing and space for both washing machine and dryer, alongside ample shelving for storage.

### GROUND FLOOR BEDROOM

15' 9" x 13' 10" (4.8m x 4.22m) A bright and well-proportioned bedroom with windows to the side elevation and French doors opening to the front garden, complete with fitted wardrobes and access to a stylish ensuite.



# Phillips George



## ENSUITE

A modern ensuite featuring a walk-in shower, low-level WC, and wash hand basin, fully tiled from floor to ceiling.

## FIRST FLOOR LANDING

Carpeted landing providing access to all first floor rooms, along with an additional family seating area.

## 2ND FAMILY ROOM

22' 6" x 18' 7" (6.86m x 5.66m) A comfortable and bright living space with a box bay window to the front elevation and access to the lift, offering versatility for a range of uses.

## PRINCIPAL BEDROOM

18' 4" x 10' 10" (5.59m x 3.3m) A spacious double bedroom with window to the side elevation, fitted wardrobes, and access to a private ensuite.

## MASTER ENSUITE

Comprising a double shower cubicle, wash hand basin, and WC, finished with full-height tiling.

## BEDROOM / STUDY

15' 9" x 13' 10" (4.8m x 4.22m) Currently utilised as a study, this versatile room benefits from windows to both the front and side elevations.

## BEDROOM

13' 1" x 10' 6" (3.99m x 3.2m) A further bedroom with window to the front elevation and fitted wardrobes.

## FAMILY BATHROOM

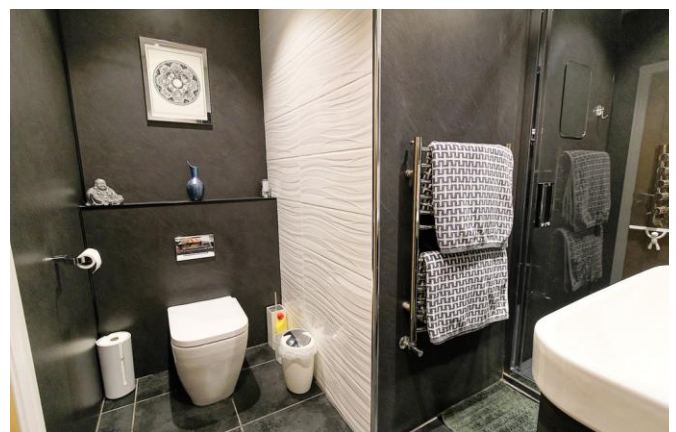
A generous family bathroom featuring a Jacuzzi bath, WC, and wash hand basin, complemented by an obscure glazed window to the rear and full-height tiling.

## SECONDARY SHOWER ROOM

Additional shower room fitted with a shower cubicle and partial tiling.

## OUTSIDE

Occupying a unique and private plot, the property boasts beautifully maintained gardens to three sides, with a variety of mature trees, shrubs, and planting, along with intricate pathways and multiple seating areas. A driveway provides off-road parking.





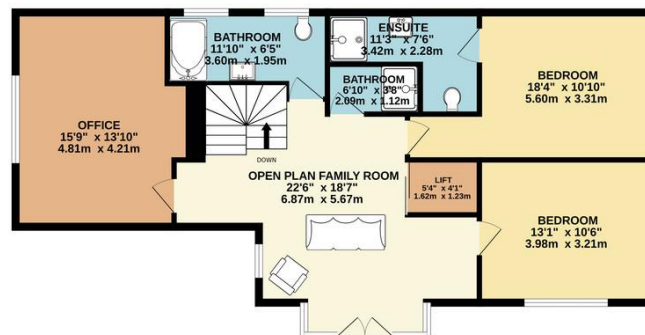
EPC Ordered



GROUND FLOOR  
930 sq.ft. (86.4 sq.m.) approx.



1ST FLOOR  
927 sq.ft. (86.1 sq.m.) approx.



**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

