

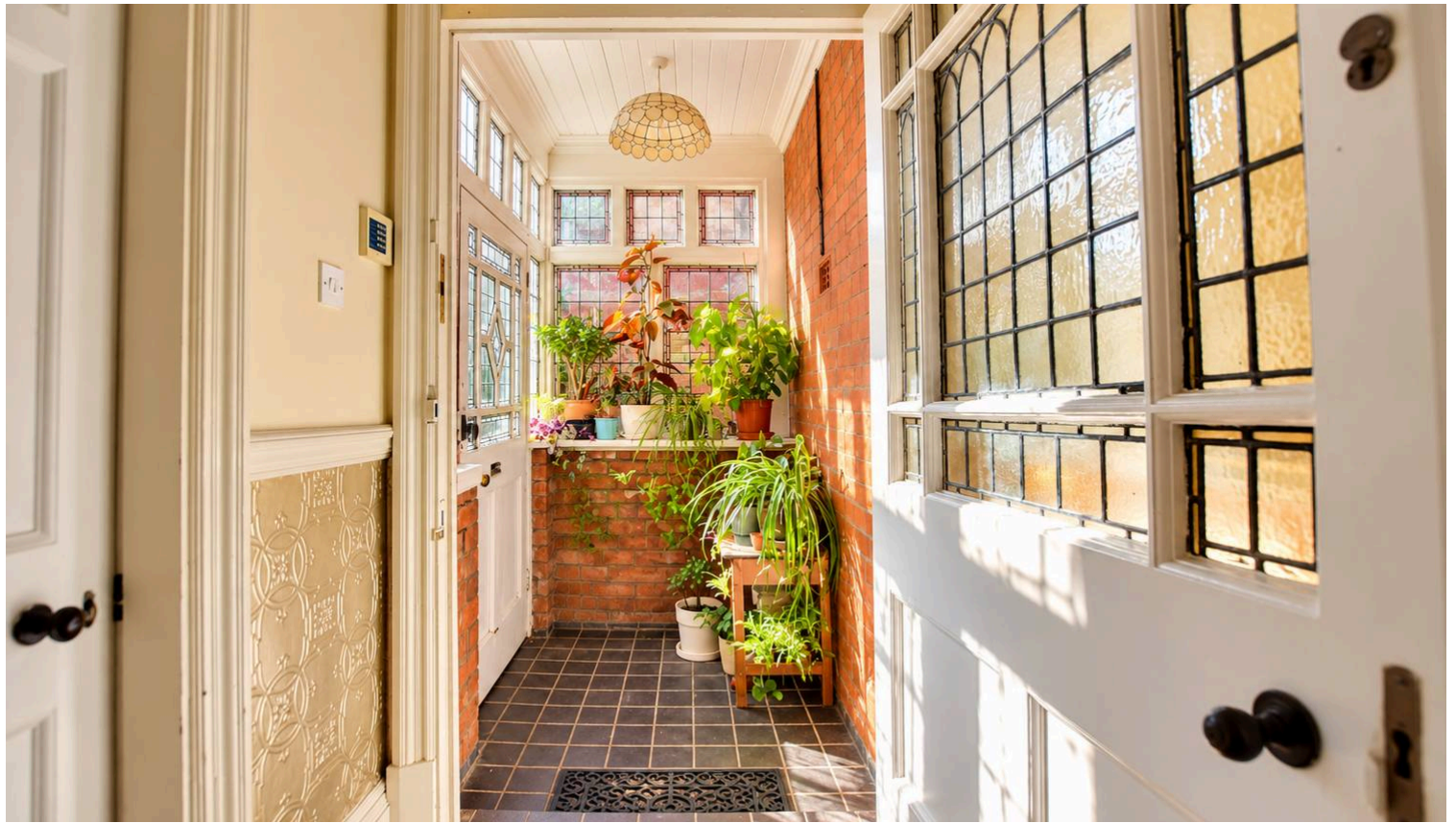


St. Johns Road, Stoneygate

Offers Over £670,000 Freehold

Stunning 5-bed Victorian semi-detached home with period features, 2 reception rooms, study, garage, driveway & enclosed garden. Great potential to extend. Freehold. Scope for updating.





Entrance Porch

With original leaded windows to the front and side elevations, together with an original internal part-leded door providing access to the entrance hall.

Entrance Hall

With stairs rising to the first floor, original-style tiled flooring, a radiator and a door providing access to the basement.

Basement

19' 0" x 14' 1" (5.80m x 4.30m)

With lighting, power, useful storage space and a meter cupboard.

Reception Room One

19' 0" x 15' 1" (5.80m x 4.60m)

With a part-leded bay window to the front elevation, living flame-effect gas fire with tiled inset and hearth and period-style surround, coving to the ceiling, picture rail, dado rail, wooden flooring and radiator.

Reception Room Two

16' 5" x 14' 9" (5.00m x 4.50m)

With a door to the rear elevation, feature fireplace with recessed seating area and original-style storage cupboards, two part-leded stained-glass windows to the side elevation, period-style hearth and fire surround, coving to the ceiling, picture rail, wooden flooring and radiator.





Ground Floor WC

7' 10" x 2' 11" (2.40m x 0.90m)

With a window to the side elevation, low-level WC, wash hand basin, tiled flooring and walls, radiator, and an enclosed Worcester boiler and hot water cylinder.

Kitchen Diner

22' 4" x 11' 2" (6.80m x 3.40m)

With two sash windows to the side elevation, stainless steel sink and drainer unit, a range of wall and base units with work surfaces over, two built-in ovens, gas hob, display cabinets, plumbing for a washing machine, tiled flooring, radiator and a door providing access to the outbuildings and garden WC (in need of some repair).

First Floor Split-Level Landing

With stairs rising to the second floor, part-ledged window to the side elevation, coving to the ceiling, picture rail, wooden flooring and radiator.



Bedroom One

19' 4" x 14' 9" (5.90m x 4.50m)

With a window to the front elevation, coving to the ceiling, picture rail, period-style fireplace with tiled hearth and surround, and radiator.

Bedroom Two

16' 5" x 14' 9" (5.00m x 4.50m)

With sash windows to the front and rear elevations, coving to the ceiling, picture rail, and a period-style fireplace with tiled inset, hearth and fire surround.









Bedroom Three

13' 1" x 11' 2" (4.00m x 3.40m)

With a window to the side elevation, coving to the ceiling, picture rail, feature fireplace and radiator.

Bathroom

7' 10" x 6' 7" (2.40m x 2.00m)

With a sash window to the side elevation, bath with mixer tap and shower attachment, pedestal wash hand basin, tiled walls and flooring, and heated chrome towel rail.

Shower Room

7' 10" x 4' 7" (2.40m x 1.40m)

With a window to the side elevation, tiled shower cubicle with overhead rainfall shower and separate handheld shower attachment, wash hand basin, extractor fan, tiled walls and flooring, and radiator.

Second Floor Landing

With a leaded window to the rear elevation and wooden flooring.

Bedroom Four

19' 4" x 14' 9" (5.90m x 4.50m)

With a leaded window to the front elevation, period-style fireplace with tiled hearth and fire surround, and radiator.

Bedroom Five

15' 9" x 15' 1" (4.80m x 4.60m)

With a window to the rear elevation, two built-in storage cupboards, wooden flooring and radiator.

Study

7' 7" x 5' 3" (2.30m x 1.60m)

With a window to the side elevation, wooden flooring and radiator.

Front Garden

Small front garden featuring a mature magnolia tree.

Rear Garden

Rear garden with a paved seating area, lawn and a variety of mature shrubs. The garden also benefits from useful outbuildings and an outside WC, both offering scope for improvement. Potential for alteration or extension, subject to obtaining the necessary planning permissions and consents.



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





Garage

Measuring approximately 6.0m x 3.2m, with an up-and-over door to the front elevation, door and window providing access to the rear garden, power and lighting.

Driveway

Driveway for two cars.

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

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