

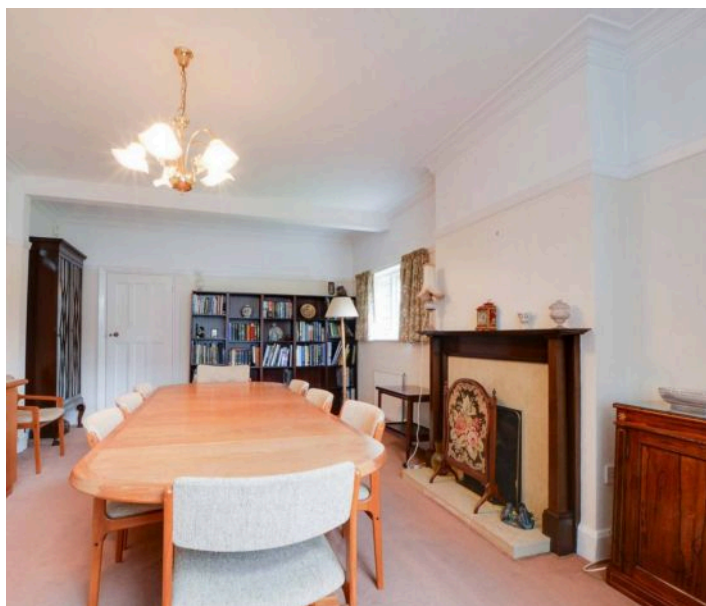
## Guilford Road, Stoneygate

Offers in Excess of £825,000

A UNIQUE OPPORTUNITY to purchase a FIVE BEDROOM detached period property providing a WEALTH OF ACCOMMODATION over three floors. Situated on a generous size plot yet would benefit from an upgrade.







#### **Entrance Vestibule**

Via hardwood glazed front door, with terracotta floor tiles, hardwood leaded stain glazed door leading to entrance hall.

#### **Entrance Hall**

Leading to a reception hallway.

#### **Reception Hallway** 19' 9" x 9' 5" (6.01m x 2.87m)

With windows to the rear elevation, glazed door to rear garden, ceiling coving, picture rail, stairs to first floor.

#### **Reception Room One** 24' 3" x 14' 1" (7.39m x 4.28m)

An extended spacious reception room with double glazed bay window to the rear elevation, additional leaded and stain glazed window to the side elevation, living flame gas fire with stone surround and hearth, ceiling coving, plate rack, TV point, two radiators.

#### **Reception Room Two** 21' 9" x 13' 0" (6.64m x 3.96m)

A spacious second reception room, currently used as a dining room, with windows to the front and side elevations, chimney breast, living flame gas fire with surround and hearth, ceiling coving, picture rail, two radiators.

#### **Kitchen Diner** 22' 10" x 11' 6" (6.95m x 3.50m)

Measurement narrowing to 7' 11" (2.43m). With window to the front elevation, double glazed window and door to the side elevation, a range of oak base and wall units with work surface over, sink, drainer and mixer tap, part tiled walls, inset four ring electric ceramic hob, extractor hood, integrated double oven, space and plumbing for dishwasher, door to utility room.





#### **Utility Room 5' 7" x 5' 6" (1.71m x 1.67m)**

Measurement plus recess. With window to the side elevation, wall and base units with work surface over, stainless steel sink, drain and mixer tap, plumbing for washing machine, space for tumble dryer, door to dry store/pantry.

#### **Dry Store/Pantry**

With window to the side elevation, shelving, power points.

#### **First Floor Landing**

With window to the side elevation, built-in airing cupboard with boiler, picture rail, stairs to second floor, radiator.

#### **Principal Bedroom 19' 1" x 14' 0" (5.82m x 4.26m)**

Measurements into bay window, narrowing to 7' 10" (2.39m). With bay window to the rear elevation, built-in wardrobes with storage over, built-in drawers, picture rail, ceiling coving, radiator.



#### **Bedroom Two**

13' 1" x 13' 0" (3.99m x 3.96m)

With window to the front elevation, chimney breast, ceiling coving, picture rail, built-in wardrobes with storage over, radiator.

#### **Bedroom Three**

16' 2" x 10' 7" (4.93m x 3.23m)

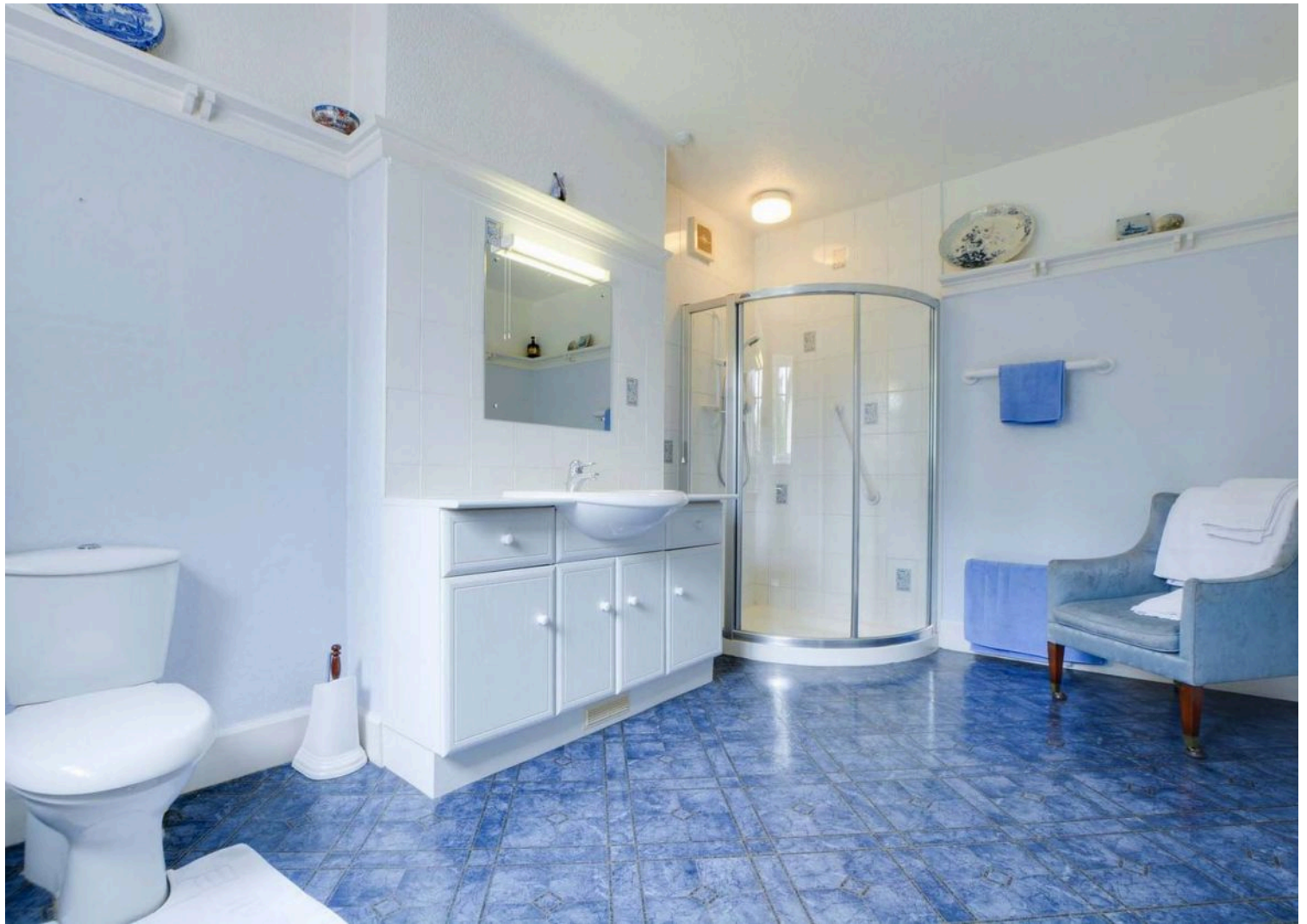
With window to the front elevation, porthole window to the side elevation, radiator.















**Bathroom** 11' 6" x 6' 10" (3.51m x 2.09m)

With double glazed window to the side elevation, bath with mixer shower over, shower screen, low-level WC, wash hand basin with storage below, part tiled walls, radiator.

**Shower Room** 13' 11" x 9' 3" (4.23m x 2.82m)

(Previously a bedroom). With window to the rear elevation, corner shower cubicle, low-level WC, wash hand basin with storage below and work surface, plate rack, radiator.

**Second Floor Landing**

With skylight window, access to the following room:

**Bedroom Four** 26' 3" x 12' 2" (7.99m x 3.72m)

With windows to the front and side elevations, two radiators.

**Bedroom Five** 14' 1" x 11' 8" (4.29m x 3.56m)

Measurement plus a recess of 7' x 7' 2" (2.15m x 2.19m). With three windows to the side elevation, radiator.

**Front Garden**

With paved pathway, flowerbeds and shrubs.

**Rear Garden**

A generously sized mature and established rear garden with paved patio area, lawn, flowerbeds and shrubs tree.

**Parking 2 Vehicles**

Two driveways situated to either side of the property, one leading to the garage.

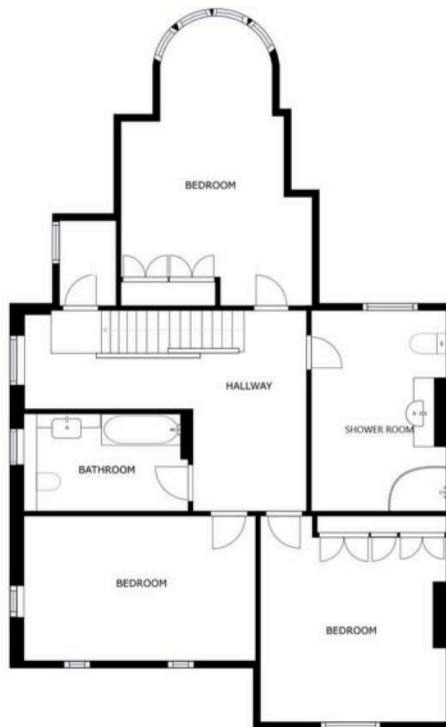
**Garage**

Please note that parking within the garage is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.



FLOOR 1

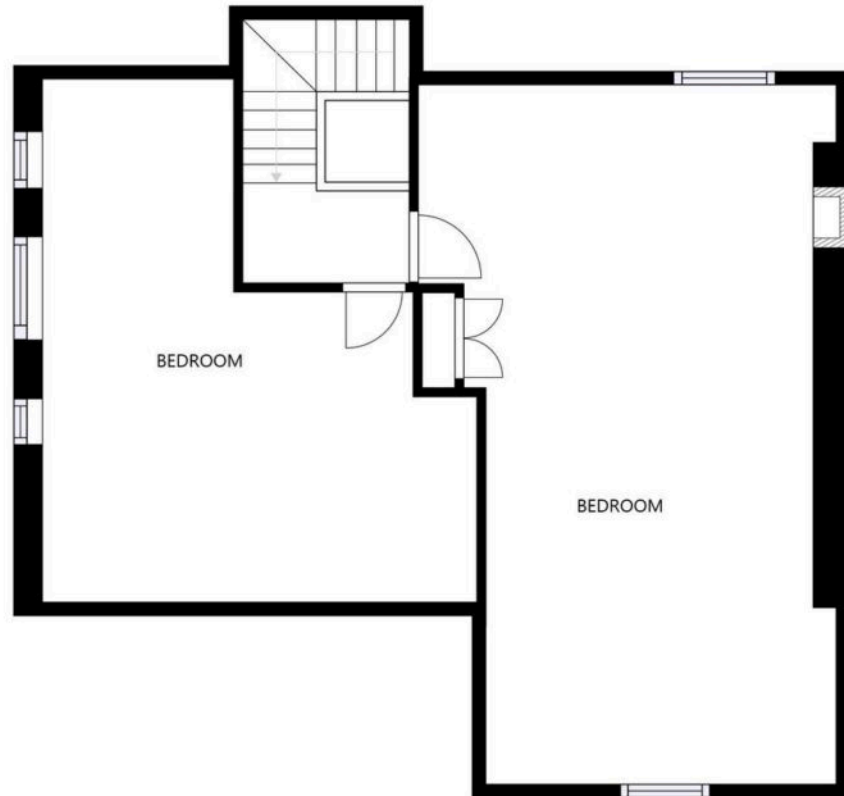
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

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FLOOR 1

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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

Energy Efficiency Rating: F

**We'll keep you moving...**



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