

**FOR SALE**

4 Bed Detached House in London Road, Stoneygate, LE2 3ND

**Offers Over £700,000**



## PROPERTY FEATURES

- No Chain
- Individually Built
- 0.25 Acre Plot
- Four Bedrooms
- Three Reception Rooms
- Large Garage
- Beautiful Features
- Prime Location
- Large Garden
- Call To View



## FULL DESCRIPTION

### SUMMARY

\*\*\* No Chain \*\*\* Properties of this style and substance are infrequent visitors to the market. This particular property has been in the same ownership since 1979. Built in the 1920's this sprawling detached family home occupies a 0.25 acre plot and offers a wealth of opportunities and possibilities. The accommodation comprises entrance hall, downstairs w.c., three reception rooms, kitchen, rear lobby, store, four bedrooms, bathroom, separate w.c., larger than average garage, ample parking and large rear garden. One not to miss.



### ENTRANCE HALL

With original wood panelling, parquet flooring, under stairs storage cupboard, stairs off to the first floor, two radiators and central heating the most attractive.

### WC

Comprising wash hand basin, low flush w.c. and window to the front elevation.

### DINING ROOM

14' 11" x 12' 11" (4.55m x 3.94m) With bay window to the front elevation, wood floor, feature window to the side elevation, coving to the ceiling and radiator.



### LIVING ROOM

12' 11" x 12' 11" (3.94m x 3.94m) With feature window to the side elevation, bay window with door to the rear garden, fireplace, wood floor, coving to the ceiling, picture rail and radiator.

### SITTING ROOM

13' 5" max x 12' 9" max (4.09m x 3.89m) With patio door to the rear garden, picture rail, window to the side elevation and radiator.

### KITCHEN

9' 11" x 9' 2" (3.02m x 2.79m) Comprising base and wall mounted



# Phillips George



units with complementary work surfaces, walk in pantry, sink unit with drainer, tiled splash backs, double oven, gas hob and window to the side elevation.

## LOBBY

With door to the rear garden.

## STORE

With radiator and windows to the side and rear elevations.

## LANDING

With feature stain glass window to the front elevation, picture rail and radiator.

## BEDROOM

14' 11" x 12' 11" (4.55m x 3.94m) With bay window to the front elevation, picture rail, built in wardrobes, telephone point and radiator.

## BEDROOM

12' 11" x 12' 11" (3.94m x 3.94m) With bay window to the rear elevation, built in wardrobes, picture rail and radiator.

## BEDROOM

13' 4" x 9' 1" (4.06m x 2.77m) With picture rail, radiator and window to the rear elevation.

## BEDROOM

15' 3" x 9' (4.65m x 2.74m) With windows to the side and front elevations, picture rail and radiator.

## BATHROOM

9' 8" x 9' 1" (2.95m x 2.77m) Being fully tiled and comprising panelled bath with shower over, vanity wash hand basin, tiled floor, airing cupboard, heated towel rail and window to the rear elevation.

## WC

Comprising low flush w.c., tiled splash backs, tiled floor and window to the rear elevation.

## GARAGE

15' 10" x 9' 1" (4.83m x 2.77m) With double doors, light and power.

## OUTSIDE

The front of the property has mature shrubs and trees to offer you privacy from the main road. There is also a pebbled driveway which offers off road parking for multiple cars. The rear garden is considerably larger than average and is mainly laid to lawn with mature borders with shrubs and trees. Overall the plot sits at 0.25 acres.



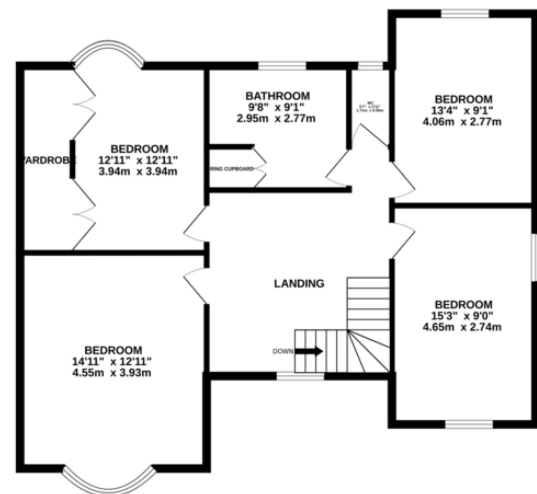
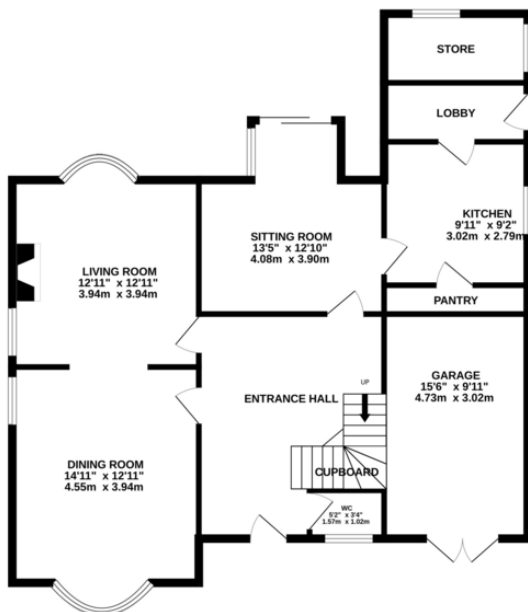


EPC to follow



GROUND FLOOR  
1068 sq.ft. (99.2 sq.m.) approx.

1ST FLOOR  
926 sq.ft. (86.0 sq.m.) approx.



TOTAL FLOOR AREA: 1994 sq.ft. (185.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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