



Morland Avenue
Stoneygate | LE2 2PF

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MORLAND AVENUE

Boasting over 3100 sq ft is this charming six bedroom Edwardian residence occupying a position on one of Stoneygates most sought after tree lined streets.

FIRST IMPRESSIONS

Located along a particularly attractive tree-lined stretch of the highly regarded Morland Avenue, this impressive traditional semi-detached home offers generous and versatile accommodation arranged across three floors, further enhanced by a useful two-room cellar. The property retains a wealth of original character and period charm, with many features carefully preserved throughout, creating a warm and inviting family home. To the front of the property there is a driveway providing off-road parking, while to the rear an established garden enjoys a desirable southerly aspect.

The accommodation begins with an entrance hall featuring ceiling coving, a wooden floor and a staircase rising to the upper floors. A ground floor WC is positioned off the hall and includes a window to the side, a wash hand basin and WC, part wood-panelled walls and vinyl flooring. The cellar level comprises two useful rooms that provide excellent additional storage or potential for a variety of uses. One room offers lighting and access to a further cellar room, which also contains the utility meters and a radiator.

The principal sitting room is positioned at the front of the property and is a particularly elegant space, enhanced by a bay window with secondary glazing that allows for plenty of natural light. Decorative ceiling corning and a ceiling rose complement the character of the room, while a living flame effect gas fire with surround and hearth creates an attractive focal point.









A second reception room overlooks the rear garden and features French doors opening directly onto the outdoor space, making it ideal for entertaining or family living. The room also benefits from ceiling coving, a gas fire with hearth, wooden flooring and a radiator. From here a lobby area provides access to a side door and leads through to a third reception room. This additional reception space enjoys a sash window to the side elevation, an original storage cupboard, a ceiling rose and a traditional style radiator, offering flexibility as a study, playroom or snug.

The kitchen breakfast room is located to the rear of the house and is fitted with a range of wall and base units with work surfaces over, along with a sink and drainer unit. There is a gas cooker point, integrated dishwasher and built-in washing machine. French doors open onto the rear garden and are complemented by additional side windows that allow the room to feel bright and airy. The kitchen is finished with tiled flooring and a traditional style radiator, with ample space for informal dining.













The first floor landing is arranged over a split level and features a side window, storage cupboard and traditional style radiator. The principal bedroom is a particularly spacious room positioned at the front of the property, enjoying a bay window and a traditional fireplace with surround, along with several radiators that enhance the comfort of the space. A second double bedroom overlooks the rear garden and also retains a traditional fireplace, fitted wardrobe and radiator. A further bedroom on this floor provides another well-proportioned room with a rear facing window, traditional fireplace and radiator.

The family bathroom is beautifully appointed and includes a roll-top bath, a separate tiled shower enclosure, a wash hand basin and WC. A traditional fireplace adds character to the room, while wood-effect flooring and traditional style radiators contribute to the overall charm. In addition, there is a separate WC on this floor with a high flush toilet and wooden flooring.







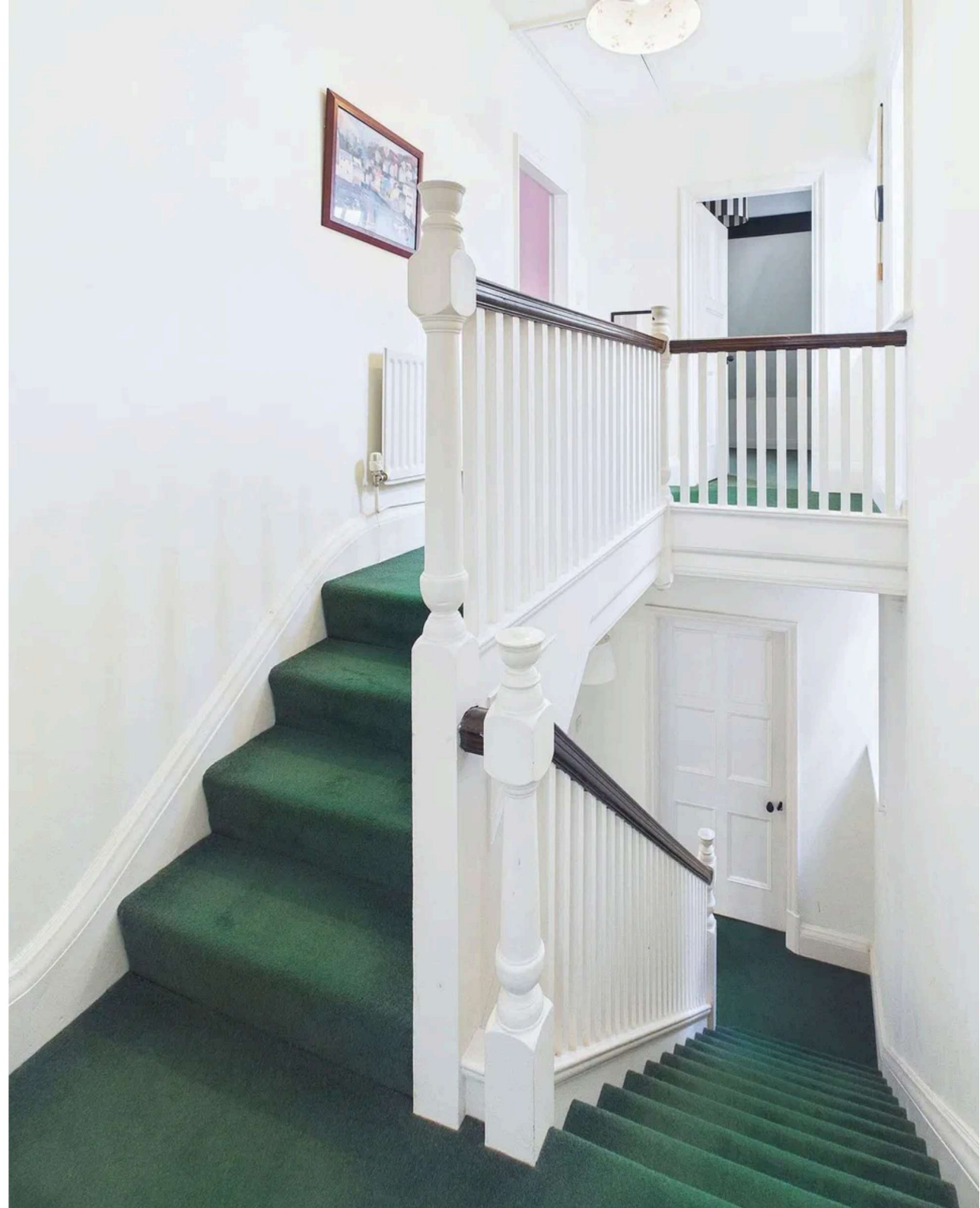








The second floor landing is brightened by two side windows and provides access to the loft via a pull-down ladder, where a partly boarded loft space with a roof window offers useful additional storage. This level accommodates three further bedrooms. The front bedroom benefits from windows to both the front and side elevations and features a traditional fireplace with surround along with two radiators. Another bedroom overlooks the rear garden and includes a traditional fireplace with surround and radiator. The final bedroom also enjoys a rear facing window and incorporates fitted wardrobes, a built-in cupboard, a traditional fireplace and a radiator.











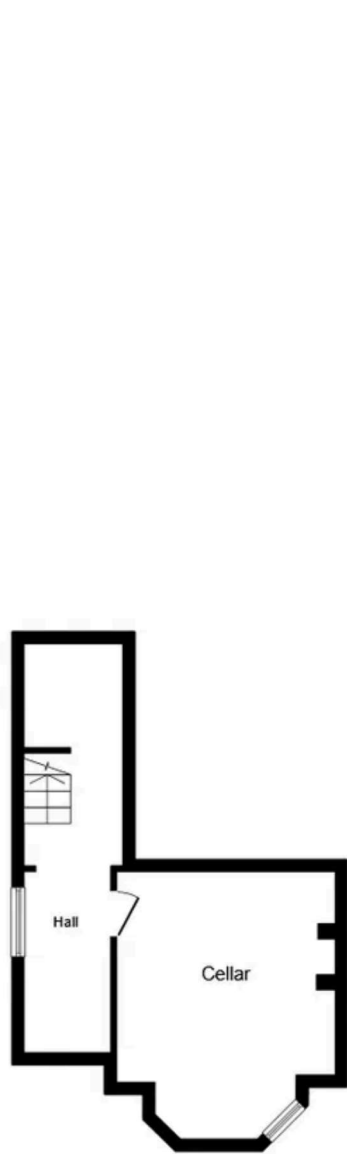


Outside, the front of the property is framed by established hedging which enhances the sense of privacy and complements the driveway parking. To the rear lies a particularly attractive and mature garden enjoying a sunny southerly aspect. The garden features paved patio areas ideal for outdoor seating and entertaining, a lawn bordered by flowerbeds and shrubs, and secure boundaries formed by hedging and fencing. Outside lighting and a side access gate further enhance the practicality of this appealing outdoor space.

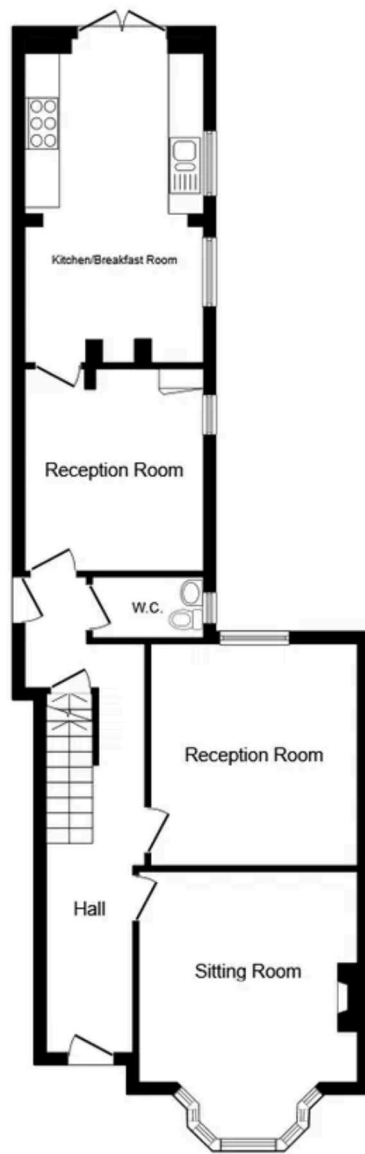
The property is ideally situated for a wide range of everyday amenities and services. There is access to both public and private schooling as well as nursery day-care, while Leicester city centre, the University of Leicester and major hospitals including Leicester Royal Infirmary and Leicester General Hospital are all within convenient reach. Victoria Park is also located nearby, offering attractive green space, and the popular shopping parades of Stoneygate and neighbouring Clarendon Park provide a selection of specialist shops, cafés, bars, boutiques and restaurants.







Cellar



Ground Floor



First Floor



Second Floor

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