



**Taylor's**  
Est. 1992

**Sturdee Road, Leicester, LE2**

Leicester

**£750,000**

A truly unique, individually designed seven bedroom detached dormer bungalow extending to an impressive 315 sqm (3,390 sqft) of flexible living accommodation. Custom built to an exacting specification by the current owners, this remarkable family home offers a rare combination of scale, versatility and lifestyle features seldom found in the Leicester market.

### **The Property**

Occupying a generous plot with an in and out driveway providing off road parking for multiple vehicles, 9 Sturdee Road has been thoughtfully conceived and extended over the years to create a home that adapts effortlessly to modern multi generational living. With accommodation arranged over two floors, seven well proportioned bedrooms, four bathrooms and an abundance of reception space, the property will appeal equally to growing families, those requiring annex potential, or buyers seeking a home with genuine character and bespoke finishes throughout.

### **Ground Floor Accommodation**

A welcoming foyer opens into a spacious reception hall featuring pine clad ceilings and an exposed timber staircase, a signature of the home's craftsman built heritage. From here, the floorplan unfolds into a substantial dining area and a generously proportioned living room of approximately 25 sqm, anchored by a striking exposed brick fireplace housing a cast iron multi fuel stove, perfect for cosy winter evenings.

The heart of the home is the fitted dining kitchen, complete with solid oak cabinetry, granite effect worktops, range style cooker and ample space for family dining. A separate utility and laundry room provides additional preparation space and access to the rear.

A particular highlight is the impressive conservatory (6.16m x 3.86m), a light filled garden room with vaulted ceiling and panoramic views over the rear garden, ideal for year round entertaining or relaxed family living.

Four double bedrooms are situated on the ground floor, including the primary bedroom (3.70m x 4.36m), offering genuine flexibility for those seeking single level living, guest suites or home office arrangements. A ground floor shower room completes this level.

### **First Floor Accommodation**

A wide galleried landing (6.91m x 6.30m), a striking space in its own right, leads to three further generously





7 Bedrooms | 4 Bathrooms | 3 Reception Rooms |  
Conservatory | Sauna | Garage with Inspection Pit |  
Entertainment Suite | In & Out Driveway | 315 sqm (3,390  
sqft) | No Upward Chain

- 7+ Bedrooms
- Perfect for Extended Families
- Large Outbuildings
- Detached Double Garage
- 4 Reception Rooms
- Main Bathroom with Sauna
- No Upward Chain

**Council Tax Band: E**

**Tenure: Freehold**

**Property Type: Detached House**





1st floor

Ground floor

**TOTAL: 315 m<sup>2</sup>**  
 Ground floor: 182 m<sup>2</sup>, 1st floor: 133 m<sup>2</sup>  
 EXCLUDED AREAS: WALLS: 18 m<sup>2</sup>

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



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