

Stanley Road Stoneygate Leicester LE2 1RE



£375,000

A particularly attractive Tudor style fronted semi detached property provides well proportioned accommodation and retains some period features. The property has ample scope for extension to the rear, subject to relevant planning permissions and would make an ideal family home. The accommodation includes an entrance porch, entrance hall, two generous size reception rooms and kitchen breakfast room, first floor with five bedrooms, family bathroom and separate WC. Outside enjoys front and rear gardens, driveway and garage.

The property is well located for everyday amenities and services including renowned local public and private schooling including St Thomas More Catholic Voluntary Academy together with nursery day-care, Leicester City Centre and University of Leicester, Leicester Royal Infirmary and Leicester General Hospital, and is within minutes' walk of Victoria Park together with shopping parades in both Stoneygate and neighbouring Clarendon Park with their specialist shops, bars, boutiques and restaurants.



Gas Central Heating, Majority Double Glazing

Entrance Porch, Entrance Hall, Two Generous Reception Rooms, Kitchen Breakfast Room

First Floor with Five Bedrooms, Family Bathroom & Separate WC

Front and Rear Gardens, Driveway, Garage

Entrance Porch

With door leading to:

Entrance Hall

With stairs to first floor, under stairs storage cupboard, further cloaks cupboard, wooden floor, radiator.

Reception Room One 15'3" into bay x 12' into recess

With leaded bay window to the front elevation, ceiling coving, two radiators, fold open doors leading to:

Reception Room Two 15'10" x 11'10" into recess

With double glazed window and door to the rear elevation, fireplace with tiled surround, ceiling coving, two radiators.

Kitchen Breakfast Room 14' x 10'7"

With double glazed windows to the rear and side elevations, door to rear garden, kitchen comprises: stainless steel sink and drainer unit with a range of wall and base units with worksurfaces over, gas cooker point with filter hood over, plumbing for dishwasher, plumbing for washing machine, part tiled walls, fitted cupboards, radiator.

First Floor

With loft access, radiator.

Bedroom One 15'10" into bay x 10'5" into recess

With leaded bay window to the front elevation, built-in wardrobes with box cupboards over, dressing table and mirror, ceiling coving, radiator.

Bedroom Two 13'10" x 10'6"

With double glazed window to the rear elevation, built-in wardrobe with box cupboards over, ceiling coving, radiator.

Bedroom Three 12'3" x 8'

With double glazed window to the front elevation, built-in wardrobe, ceiling coving, radiator.



Bedroom Four 9'6" x 8'2"

With double glazed window to the rear elevation, ceiling coving, radiator.

Bedroom Five 6'10" x 5'6"

With double glazed window to the front elevation, ceiling coving, radiator.

Bathroom 11'5" x 5'4"

With double glazed window to the rear elevation, bathroom comprises: bath with electric shower over, pedestal wash hand basin, low level WC, tiled walls, heated chrome towel rail, airing cupboard.

Separate WC

With double glazed window to the side elevation, low level WC, wash hand basin, radiator.

Front Garden

A walled front garden with off road parking leading to:

Garage 15'9" x 8'

With up and over door to the front elevation.

Rear Garden

With paved patio area, outside WC, outside store housing boiler, steps leading down to a lawn rear garden with shrubs to perimeter, fencing to side and rear.

VALUATIONS: If you are considering selling we would be happy to advise you on the value of your own property together with marketing advice with no obligation.



Energy Efficiency Rating	
Current Rating – E 51	Potential Rating – B 83

Awaiting Floor Plan

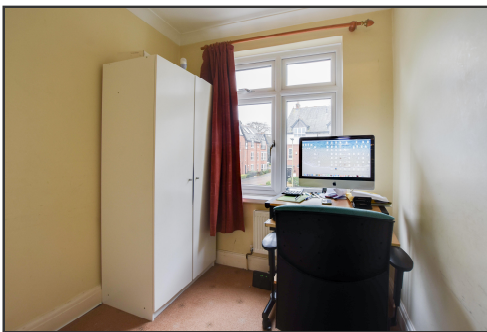
Important Note:

The floor plans are **NOT TO SCALE**, and are intended for use as a guide to the layout of the property only. They should **NOT** be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.

IMPORTANT NOTE

'We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements.

WE HAVE NOT TESTED ANY MAINS SERVICES, GAS OR ELECTRIC APPLIANCES OR FIXTURES AND FITTINGS MENTIONED IN THESE DETAILS, THEREFORE, PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES BEFORE COMMITTING TO PURCHASE. INTENDING PURCHASERS MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE TO THE CORRECTNESS OF THE STATEMENTS CONTAINED IN THESE PARTICULARS. KNIGHTSBRIDGE ESTATE AGENTS & VALUERS (NOR ANY PERSON IN THEIR EMPLOYMENT) HAS ANY AUTHORITY TO MAKE ANY REPRESENTATION OR WARRANTY IN RELATION TO THE PROPERTY.'



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