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Bankart Avenue, Stoneygate/Oadby border

Leicester, LE2 2DB

£850,000

Property Features

- Detached Dwelling
- Extended To The Rear
- Cul De Sac
- Garage
- Oadby / Stoneygate Borders
- Private Driveway
- Large Mature Plot
- No Upward Chain
- Scope For Further Upgrading
- Internal Inspection Recommended



Full Description

Occupying a sought after residential address on the Oadby and Stoneygate borders, this imposing detached is nestled within a quiet leafy cul de sac and sits on an impressive plot of approximately 0.41 Acres. Offering prospective buyers the scope and opportunity to further upgrade and personalize the accommodation. Bankart Avenue is situated just off the point where Gartree Road and Stoughton Road meet and there are nearby extensive independent shops on Francis Street and Allandale Road, with the Leicestershire Golf Club lying a short distance away. The accommodation briefly comprises: main hall, spacious extended lounge, dining room, family room, extended kitchen and diner. On the first floor there are four bedrooms, bathroom and shower room and separate W.C. Large mature gardens and garage complete the accommodation.



ENTRANCE HALLWAY

Entrance hall with carpeted flooring, radiator, porch and door to the front elevation.

LOUNGE

22' 6" x 21' 1" (6.86m x 6.43m)

Extended main lounge with three sliding patio doors leading to garden, radiators, fireplace with feature surround.



KITCHEN/DINER

21' 4" x 17' 5" (6.5m x 5.31m)

Kitchen with quarry tiled flooring, UPVC double glazed window to the rear elevation range of wall and base level units, plumbing and space for dishwasher. Integral oven electric hob with extraction over recessed spotlighting tiling in part, dining area with carpeted flooring, wall and base level units. Sliding UPVC double glazed patio door to the garden, UPVC double glazed door leading to garden.

FAMILY ROOM

12' 0" x 8' 0" (3.66m x 2.44m)

Family room with tiled carpeted flooring, sliding double glazed patio door to the side leading to garden, wash basin.

UTILITY ROOM

10' 10" x 9' 0" (3.3m x 2.74m)

Utility room with wall and base level units roll edged work surfaces sink and drainer plumbing in space for washing machine door to rear elevation leading to storage area in the converted garage. Space with double doors.



GROUND FLOOR W.C

Comprising low-level flush WC, w ash basin, radiator, quarry tiled flooring, Pike, UPVC double glazed window to the front elevation.

DINING ROOM

14' 4" x 12' 12" (4.37m x 3.96m)

UPVC double glazed bay window to the front elevation and side elevation, w ooden flooring, fireplace, radiator.

GALLERIED LANDING

Stairs rising to galleried landing, UPVC double glazed window to the front elevation.

MASTER BEDROOM

17' 0" x 13' 4" (5.18m x 4.06m)

UPVC double glazed window to the rear and side elevation. Carpeted flooring, UPVC double glazed door to the side elevation, leading to balcony, radiator.

BEDROOM TWO

14' 0" x 12' 0" (4.27m x 3.66m)

UPVC double glazed bay window to the front elevation UPVC double glazed window to the side elevation carpeted flooring, range of fitted wardrobes and radiator.

BEDROOM THREE

12' 0" x 11' 9" (3.66m x 3.58m)

UPVC double glazed windows and door to the rear elevation leading to balcony, carpeted flooring, radiator, range of fitted wardrobes and cupboard.

BEDROOM FOUR

13' 8" x 9' 0" (4.17m x 2.74m)

UPVC double glazed bay window to the front elevation. UPVC double glazed window to the side, elevation, carpeted, flooring and radiator.

SHOWER ROOM

10' 5" x 8' 7" (3.18m x 2.62m)

Comprising shower cubicle, a range of fitted wardrobes and drawers insert w ash-basin, UPVC double glazed window to the rear elevation, towel radiator.

BATHROOM

7' 10" x 6' 1" (2.39m x 1.85m)

Comprising bath with electric shower over low-level flush WC, w ash, basin, towel, radiator, opaque UPVC double glazed window to the front elevation.

SEPARATE WC

Separate WC with low-level flush WC, radiator, opaque UPVC double glazed window to the front elevation.

OUTSIDE

To the front of the property is a private paved driveway with off-road parking for multiple cars edged with mature flower beds to each side and gated side access to rear garden, To the rear is a extremely large south west facing mature mostly lawned garden with tree line boundaries to all sides, paved pathway, a range of mature plants and shrubs, summer house and vegetable growing plot.



EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

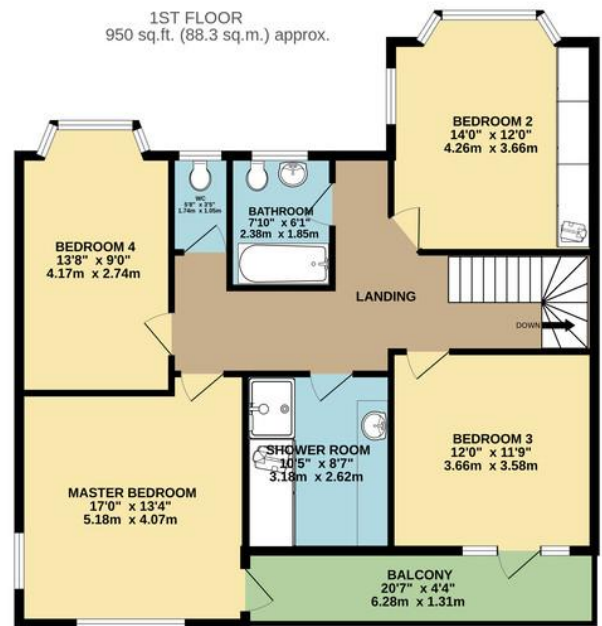


Floorplan

GROUND FLOOR
1257 sq.ft. (116.8 sq.m.) approx.



1ST FLOOR
950 sq.ft. (88.3 sq.m.) approx.



TOTAL FLOOR AREA : 2207 sq.ft. (205.0 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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