



5 Morland Avenue, Stoneygate, Leicester, LE2 2PF

Price £449,950

An impressive three storey Victorian semi detached property offering a wealth of original features throughout the spacious accommodation. Located on a desirable tree lined avenue in the popular Stoneygate area of the City close to renowned private schooling and offering excellent access to the City Centre and Train Station via the London Road. Benefitting from off road parking and a pleasant rear garden this substantial family home provides internal accommodation in the form of two large reception rooms, breakfast kitchen, five double bedrooms, two bathrooms and a cellar.





A substantial Victorian semi detached home

Entrance Hall

Accessed from stone steps via large timber door with feature stain glass inserts the welcoming entrance hall offers decorative coving to ceiling, dado rail, radiator, stripped timber flooring, four wall light points, alarm control panel, obscure stained glass window to side aspect, timber door to side access and staircase rising to first floor.

Living Room

5.81 max x 4.40 max (19'1" max x 14'5" max)
Central ceiling light point, decorative coving to ceiling, picture rail with decorative plaster work above, original timber framed bay window to front aspect with stained glass top lights, timber window seats in bay enclosed storage, log burner set on granite hearth with feature brick back, radiator and TV aerial point.

Dining Room

4.38 x 3.92 max (14'4" x 12'10" max)

Central ceiling chandelier, picture rail, gas fire on granite hearth, stripped timber flooring, radiator, TV aerial point, timber framed window to rear aspect and double timber French doors opening out to rear garden.

Shower Room

2.10 x 1.37 (6'11" x 4'6")

Inset spot lights, stripped timber flooring, radiator, obscure glazed window to side aspect, low flush WC, pedestal wash hand basin and electric shower in tray with tiled splashbacks.

Breakfast Kitchen

6.82 x 3.09 (22'5" x 10'2")

Inset chrome spot lights, radiator, chrome switch plates, timber sash window to side aspect, timber window to rear and double timber French doors opening on to patio. A range of fitted floor and wall timber kitchen units offering cupboard and drawer storage with feature full height pantry cupboards on tracks, incorporating Neff dishwasher and recess for American style fridge freezer. A black granite work top with integrated stainless steel sink and drainer unit with waste disposal system, multi coloured tiled splashbacks and recess for range size cooker and chrome Britannia oversized extractor hood.

Cellar

Two large store rooms with measuring 0.00m x 0.00m and 5.60 x 4.40. With power and light, two timber framed windows and housing meters and fuse boxes.

First Floor Landing

A split level landing with ceiling light point, four wall light points, large built-in timber cupboard, decorative coving to ceiling, timber framed window to side aspect and staircase rising to second floor.

Master Bedroom

5.81 max x 5.92 max (19'1" max x 19'5" max)

Three ceiling light points, radiator, original cast iron fireplace on tiled hearth with timber surround, timber framed bay window to front aspect with leaded sky lights and a range of built-in timber bedroom furniture offering wardrobe, shelf and drawer storage.

Bedroom Two

4.37 x 3.92 max (14'4" x 12'10" max)

Central ceiling pendant, picture rail, timber framed sash window to front aspect, original cast iron open fire place with timber surround and radiator.

Bedroom Three

3.09 max x 2.62 (10'2" max x 8'7")

Central ceiling pendant, timber framed sash window to rear aspect, picture rail and triple timber built-in wardrobe housing Glow Worm combination boiler.

Bathroom

3.88 x 2.72 (12'9" x 8'11")

Ceiling light point, timber framed window to side aspect, radiator, half tiled walls, tiled flooring, original cast iron fireplace on tiled hearth with timber surround, pedestal wash hand basin, low flush WC, original freestanding cast iron bath with chrome taps, electric shower set in corner shower cubicle and built-in overhead storage cupboards.

WC

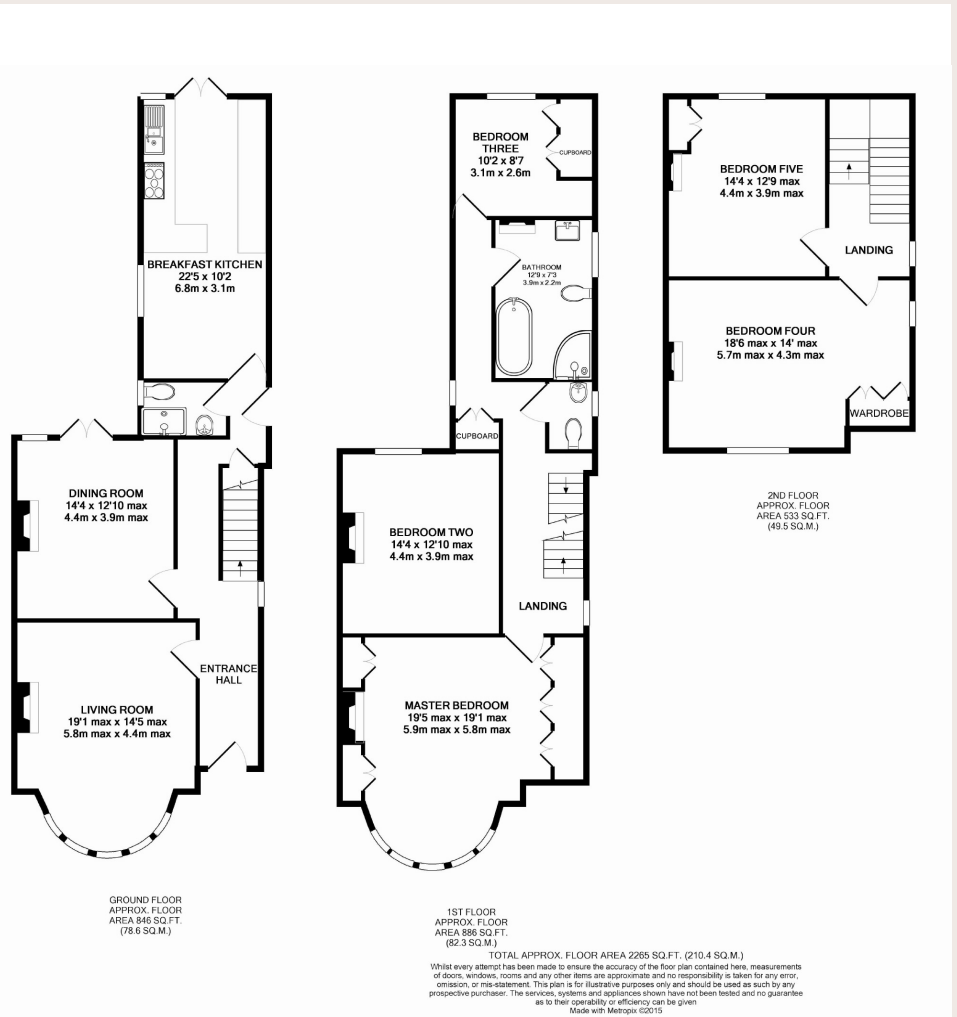
1.34 x 0.96 (4'5" x 3'2")

Ceiling light point, timber framed window to side aspect, half tiled walls, tiled flooring, wash hand basin and low flush WC.

Second Floor Landing

Ceiling light pendant, loft access hatch and timber framed window to side aspect.





Bedroom Four
5.65 max x 4.27 max (18'6" max x 14'0" max)
Ceiling spot lights, vaulted ceiling with exposed timber ceiling beams, original cast iron fireplace with timber surround, radiator, timber framed windows to front and side aspect and built-in wardrobe into roof eaves.

Bedroom Five
4.36 x 3.89 (14'4" x 12'9")
Two ceiling pendants, timber framed window to rear aspect, radiator and original cast iron open fire with timber surround.

Outside
To the front of the property there is off road parking, a paved and pebbled front garden with mature hedged borders and a side passage leading to the rear of the property with gated access.

To the rear a paved pathway sweeps between mature beds of plants and shrubs opening onto a paved patio area with two brick built outhouses under pitched roof. A central lawn with borders of mature shrubs, hedges, plants and trees opens onto an additional paved patio area with rockery to the rear.

Directional Note
Leave Leicester City Centre on the A6 London Road. Turn left onto Morland Avenue where the property can be located on the right hand side and identified by the FW For Sale board.

Viewings
Viewings are to be strictly by appointment only with Fothergill Wyatt on 0116 270 5900. Alternatively, further details can be found on the website and you can register with us at www.fothergillwyatt.com

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (92-100)		A (82-100)	
B (81-91)		B (81-91)	
C (69-80)		C (70-80)	
D (55-68)		D (50-69)	
E (39-54)	53	E (39-54)	48
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Important Notice

These particulars are not an offer or contract, nor part of one. Fothergill Wyatt Ltd. for themselves and for the Vendors of this property, whose agents they are, give notice that:
 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
 3. No person in the employment of FothergillWyatt has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Fothergill Wyatt Ltd., nor enter into any contract on behalf of the Vendor.
 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
 All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Fothergill Wyatt
Estate Agents and Chartered Surveyors

26 Allandale Road
Stoneygate
Leicester LE2 2DA
T 0116 270 5900
F 0116 274 5732
info@fothergillwyatt.com
www.fothergillwyatt.com