A 6/7 bedroomed Grade II listed period property situated in a conservation area in the delightful position on leafy Springfield Road, overlooking St John’s, Clarendon Park in the sought-after residential district of Stoneygate. An imposing late Victorian, architect designed semi-detached residence which retains a wealth of original period features including impressive gables and galleries on the front elevation, plus original fireplaces and joinery throughout. Offering excellent scope for enhancement, this unique family home stands on a generous plot extending all the way back to Avenue Road, where its 3 garages are sited. There is a screened front garden while rooms at the back face South over extensive mature gardens. Planning consent has also been granted for a detached dwelling accessed via Avenue Road by Leicester City Council, application number 20160641.EPC F.

OFFERS IN EXCESS OF £550,000

Call 0116 2429922 for further information
Location
Located in a quiet side street off London Road, the property is close to bus routes to the city centre and railway station with services to London St Pancras in as little as 65 minutes. Fashionable Queens Road with its bars and restaurants is a 5-minute walk and the ample recreational space of Victoria Park is just 10 minutes’ walk through Clarendon Park. Situated just to the South of the city centre, from which it is separated by Victoria Park, the property has good connections to the road network. The nearby ring road provides easy access to the M1 at Junction 21 and the M69 Westward to the M6 and M40, while London Road is the A6 to Market Harborough. The London Road bus stops for the railway station and city centre are a few steps away and the rail links to London St Pancras International and the rest of the National network are excellent. A short drive to the SouthEast of Leicester and attractive villages like the Langtons and the Strettons, leads to excellent off-road country walks and cycling is straightforward everywhere. The walk to the city centre across Victoria Park and down New Walk is both attractive and well away from road traffic. There are squash courts and tennis clubs in easy reach and fashionable shopping both in the city centre and at nearby Francis Street. There are Doctors’ surgeries 200 yards down Springfield Road and at Oadby, plus two major hospitals in the city. There are lots of useful local shops including supermarket, bakers, bank and hardware shop in nearby Queens Road. Major supermarkets and out-of-town shopping units are located at Oadby and Fosse Park near the M1, while the city centre has department stores and a large covered market for fresh produce.

Viewing & Directional Note
All viewings should be arranged through Andrew Granger & Co on 0116 242 9922. To reach the property from the City centre, proceed southwards along the London Road (A6), at the roundabout take the second exit on London Road and turn right onto Springfield Road where the property can be easily identified by an Andrew Granger & Co for sale board.
Accommodation in Detail
A sheltered porch leads to entrance vestibule, hallway, front reception rooms to left and right (that on the left having folding doors opening to the main sitting room and creating one huge reception room from front to back of the house); inner hallway with access to back garden, side passage, cellar and servants’ stairs; laundry room, toilet and rear kitchen dining room; elegant stairway to first floor with 4 double bedrooms and bathroom; servants’ stairs to second floor flat with two large bedrooms, kitchen-dining room and bathroom. The property has gas central heating throughout.

Entrance Vestibule
Steps to stained glass/leaded hard wooden entrance door.
Entrance Hall
Stained glass/leaded hard wooden entrance door, varnished wooden floor, high skirting boards, coving to ceiling and feature archway, radiator, stairs leading to first floor landing, doors to formal dining room/family room, sitting room, study/third reception room, inner hallway, utility/store and door leading to rear garden.
Formal Dining Room/Family Room 17'7" into bay x 13'10"
(5.364 into bay x 4.218)
Bay window to front aspect, feature fireplace, picture rail, coving to ceiling, high skirting boards, two radiators, double doors through to sitting room.
Sitting Room 20'10" x 13'8" (6.357 x 4.187)
Feature fireplace with wood surround and gas fire (not tested), four radiators, built in shelves, coving to ceiling, picture rail, double doors leading out to rear garden.

Study/Third reception room 13'10" x 10'6" (4.223 x 3.215)
Picture rail, coving to ceiling, high skirting boards, bay window to front aspect, radiator, tiled fireplace with gas fire (not tested).

Utility/Store
Plumbing for washing machine, wash hand basin, window to side aspect, understairs cupboard.
Inner Hall
Window and door to side aspect, radiator, second staircase leading to first floor landing, doors to downstairs cloaks/wc, kitchen diner and cellar.

Cloaks/WC 7'6" max x 4'10" max (2.295 max x 1.483 max)
Fitted with a two piece suite comprising of wash hand basin/vanity unit and wc, window to side aspect and built in cupboards.
Kitchen/Diner 26'10" x 11'5" (8.198 x 3.495)
Fitted with a range of wall and base level units with work top space over, stainless steel sink with mixer tap, space for dishwasher, built in double Neff oven (not tested), four ring gas hob (not tested), tiled splashback, integrated fridge, two secondary glazed windows to side aspect, double glazed picture window to rear aspect, single glazed window to side, door through to rear lobby.

Rear Lobby 12'10" x 5'0" (3.936 x 1.527)
Door leading out to rear garden, window to side aspect, double glazed window to rear aspect.

Cellar
Steps leading down to cellar, floor standing boiler, fusebox, electric and light, window to front aspect.

First Floor
Galleried Landing
Window to side aspect, two radiators, doors to bedrooms, bathroom and storage cupboard, velux window, loft hatch, further staircase leading to second floor.
Bedroom One 13'10" into bay x 13'10" (4.234 into bay x 4.232)
Bay window to front aspect, built in wardrobe, picture rail,
feature fireplace and coving to ceiling, radiator.
Bedroom Two 15'4" max x 13'11" max (4.696 max x 4.255 max)
Window to front aspect, feature fireplace, coving to ceiling,
picture rail, built in wardrobe, radiator.
Bedroom Three 14'10" x 13'10" (4.541 x 4.221)
Window to rear aspect, radiator, picture rail, coving, built in wardrobe, storage cupboard.

Bedroom Four 18'3" max x 11'5" max (5.572 max x 3.502 max)
Window to rear aspect and side, feature fireplace, radiator, wash hand basin, tiled splashback.

Shower Room 8'11" x 7'9" (2.726 x 2.370)
Fitted with a four piece suite comprising of double shower cubicle, wash hand basin, bidet, wc, radiator, tiled splashback, airing cupboard housing water tank and window to side aspect.

Second Floor
Landing
Doors to three bedrooms (one bedroom currently being used as a kitchen area) and bathroom.

Bedroom Five 16'7" x 13'10" (5.067 x 4.241)
Window to front aspect, radiator, feature fireplace, picture rail.
Bedroom Six 16'4" x 13'4" min (5.003 x 4.089 min)
Tiled fireplace, radiator, picture rail, window to front aspect.

Bedroom Seven/Kitchen area 12'10" x 11'0" (3.930 x 3.364)
Window to rear aspect, radiator, fitted with a base level unit, stainless steel sink, space for gas cooker, floor standing boiler.

Bathroom 7'10" x 7'10" (2.413 x 2.411)
Fitted with a four piece suite comprising of bath, wash hand basin, wc and bidet, built in airing cupboard housing water tank, radiator and loft hatch.
Outside
To the front aspect is a small garden with paved pathway and gated entry. A variety of trees and hedges, gated side entry giving access to a well established and stocked rear garden. The rear garden is mainly laid to lawn with paved patio, vegetable plots, variety of shrubs and trees. Further gated entry to rear aspect giving access to triple garages with off road parking for three vehicles.
PLANNING CONSENT
Planning consent has been granted by Leicester City Council, application number 20160641 for the erection of a 2 bed dwelling accessed off Avenue Road.

PURCHASING PROCEDURE
If you are interested in any of our properties then you should contact our offices at the earliest opportunity. We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential purchasers and establish how they intend to fund their purchase.

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LOCATION

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