



## 6 Sandown Road, Stoneygate, Leicester, LE2 2BJ

£1,250 Per calendar month

Located in the heart of the ever popular Stoneygate area this beautiful four bedroom, Victorian family home is exceptionally well presented offering four bathrooms, three reception rooms and a well established rear garden.

Situated within excellent school catchment areas and close to a wide range of local amenities, it is also perfectly located for the Train Station and for commuting to the M1/ M69 Motorway junction. The property is EPC rating E & Council Tax D.

Available from Mid August.





## Accommodation

This spacious and well proportioned family home is beautifully decorated and carpeted throughout and is exceptionally well presented.

Situated in the desirable Stoneygate area, it is conveniently located for the City Centre, the LRI, the University of Leicester and for commuting to the M1/ M69 Motorway Junction.

The accommodation briefly comprises:

- \* Large Front Reception Room with decorative feature fireplace and bay window
- \* Second Reception Room with decorative feature fireplace and doors out to the garden
- \* Dining Room with double doors leading to the Kitchen
- \* Fitted Kitchen with integrated appliances (fridge, freezer, oven and hob, washing machine and dishwasher) and patio doors out on to the garden
- \* Master Bedroom benefitting from a large built in wardrobe and bay window
- \* Spacious Second Bedroom, a good sized double, next to the master bedroom
- \* Extensive family Bathroom with freestanding bath and separate shower cubicle
- \* Third double Bedroom situated to the rear of the property
- \* Fourth Bedroom, to the second floor with feature beams and Velux window
- \* Private, enclosed rear Garden with decorative patio, lawn area and established shrubs
- \* Cellar for storage or as a work room

## 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](http://www.fothergillwyatt.com)

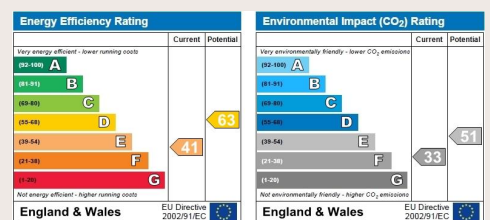
## Additional Fees

Sole Application £175 + VAT (fees are payable upon submission of the application, please note the application fee is non-refundable if the application is unsuccessful)

£75 + VAT for a second applicant

If guarantors are required, the first one is included in the above fee however if a second is required there is a one off charge of £75 + VAT

Deposit Required £1450



## Fothergill Wyatt

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