

BELGRAVE HOUSE

BELGRAVE



JAMES
SELICKS

SALES LETTINGS SURVEYS MORTGAGES



Belgrave House, 40 Church Road, Belgrave, Leicester LE4 5PE

£850,000

A beautiful, Georgian period property, having recently undergone a complete refurbishment program by the current owners, now providing a superb, spacious family residence. The Grade II Listed property which retains a wealth of original features including sash windows, flagstone floors, ceiling covings and fireplaces. offers accommodation over four floors, finished to a very high specification, located on a quiet road backing onto Belgrave Meadows with the River Soar behind.

Reception hall | drawing room | sitting room | dining room | study | dining kitchen | orangery | cellar | rear lobby | utility | ironing room | two cloakrooms | boiler room | side lobby | return staircase | first floor galleried landing | master bedroom | en-suite | bedroom two | en-suite | two further bedrooms | rear staircase | gym/shower room | large second floor landing | sitting room | kitchen | four further bedrooms | bathroom | in-and-out driveway | front garden | professionally landscaped rear gardens

LOCATION

Church Lane is located just off the Loughborough Road in the popular area of Belgrave located north of Leicester city centre, providing excellent access to the professional quarters, shopping facilities and mainline railway station offering regular access to London St Pancras in little over an hour, whilst being quietly situated within Belgrave Hall Gardens, reputedly planted by John Ellis in 1860, beautifully planted with a variety of shrubs, climbers and magnificent yew trees.

ACCOMMODATION

The property is entered via the original wood and glazed front door into the reception hall which has ceiling coving, dado and picture rails, original flagstone flooring and a door to the cellar. The drawing room has two windows to the front, ceiling coving and rose, picture rail, wall panelling, feature marble fireplace with granite hearth and cast iron inset log burner, storage cupboards with granite tops, radiator in cover and meter cupboard. The sitting room has two sash windows to the front, ceiling coving and rose, picture rail, panelled walls, oak flooring. The dining kitchen has three sash windows set within a bay with original sashes to the rear, spotlights, ceiling coving, radiator in cover with granite top, an excellent range of handmade, solid wood eye and base level units drawers with ample granite preparation surfaces, a Rangemaster cooker set within a chimneybreast with granite splashback, island unit with twin undermounted sinks and granite preparation surfaces and oak breakfast bar, built-in dishwasher, part panelled walls and wood flooring. The study has sash windows with shutters to the rear, feature fireplace, ceiling coving, picture rail and a radiator in cover. The dining room has stunning leaded bay windows with French doors to the rear, ceiling coving and rose, radiator in cover, built-in cupboards, feature fireplace with cast iron log burner and granite hearth, wooden flooring, door to wood store and in turn the rear courtyard. A rear lobby off the reception hall houses the return staircase to the first floor. The utility room has a leaded window to the side and further window to the rear, Belfast sink with granite worktops, plumbing for automatic washing machine and tumble dryer, access to the ironing room. The orangery has roof lanterns, three sash windows to the side, polished tiled flooring, French doors and windows to the rear leading to the garden, cloakroom and boiler room. A side entrance with original Minton tiled floor and sink unit leads to a cloakroom with door to front.





To the first floor is a galleried landing with ceiling coving and rose, loft access, dado rail and an arched window to the side with shutters enjoying park views. The master bedroom boasts three sash windows in a bay to the rear elevation with park views, ceiling coving, picture rail, original feature fireplace and an en-suite bathroom with window to the rear, vanity unit with twin inset wash hand basins and marble top with mirror over, cupboards and drawers under, bath with marble surround, panelled side and further mirrored surround, cupboards and shelving either side, low flush WC, Amtico flooring. Bedroom two has two sash windows to the front, ceiling coving and rose, picture rail, built-in wardrobes and cupboard, original feature fireplace and an en-suite shower room with window to front, wash hand basin with cupboard beneath, vanity unit with marble top, mirror over, cupboard and drawer, double shower cubicle, low flush WC. Bedroom three has two sash windows to the front, ceiling coving and rose, picture rail, original cast iron feature fireplace, two built-in wardrobes. Bedroom four/dressing room has a sash window to the side, fully fitted wardrobes and matching dressing table with marble top, original feature fireplace.

A rear landing with storage cupboard houses the staircase to the second floor and gives access to the main house via a beautiful original door with an arched window above. Stairs lead down to a first floor lobby and door to the bathroom. Steps down to a half landing with two windows to the side elevation, a WC with window to the rear and gym with window to the rear elevation, corner shower cubicle, wash hand basin. Stairs lead to a large second floor landing with window to the side elevation, a sitting room with two sash windows to the front, picture rail, feature marble fireplace with cast iron surround and built-in cupboard. A kitchen with a sash window to the front elevation, eye and base level units and drawers with work surfaces, one and a quarter bowl stainless steel sink and drainer unit, four-ring stainless steel hob with oven under and granite preparation surfaces, plumbing or automatic washing machine and dishwasher, Worcester combination boiler.

Bedroom five has three sash windows in a bay to the rear overlooking the park, cast iron fireplace ceiling coving and picture rail. Bedroom six has original solid wood windows to the front, cast iron fireplace and picture rail.

Bedroom seven has a sash window to the rear overlooking the park. Bedroom eight has a sash window to the rear overlooking the park, a marble and cast iron fireplace and built-in wardrobes. The accommodation is completed by a bathroom with two windows to the side, tiled bath with glass shower door, rainforest and personal showers, low flush WC, pedestal wash hand basin and fully tiled walls and floor.

OUTSIDE

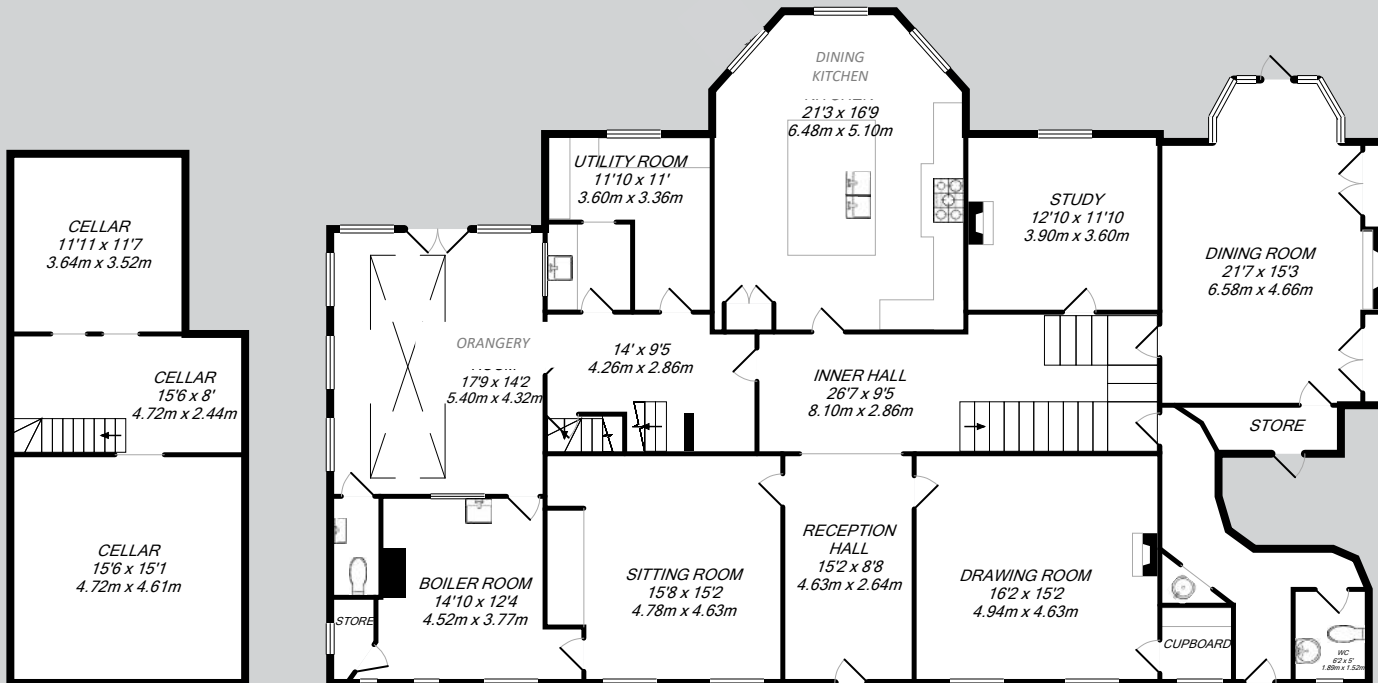
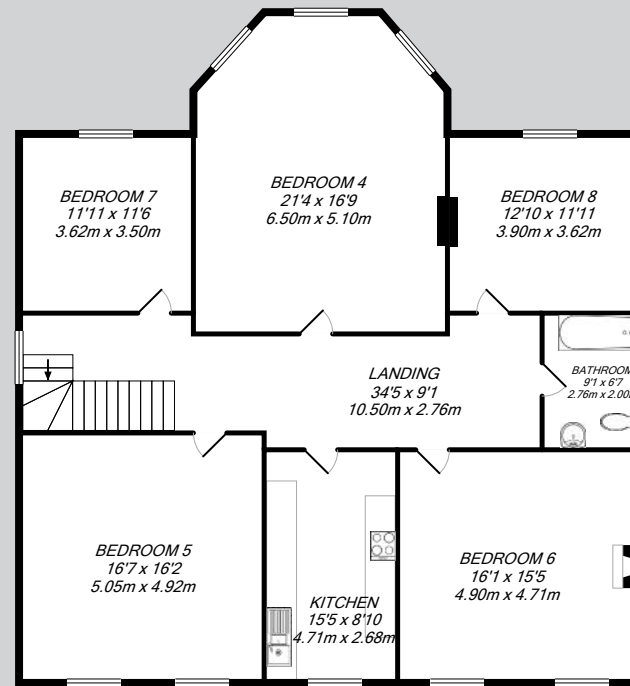
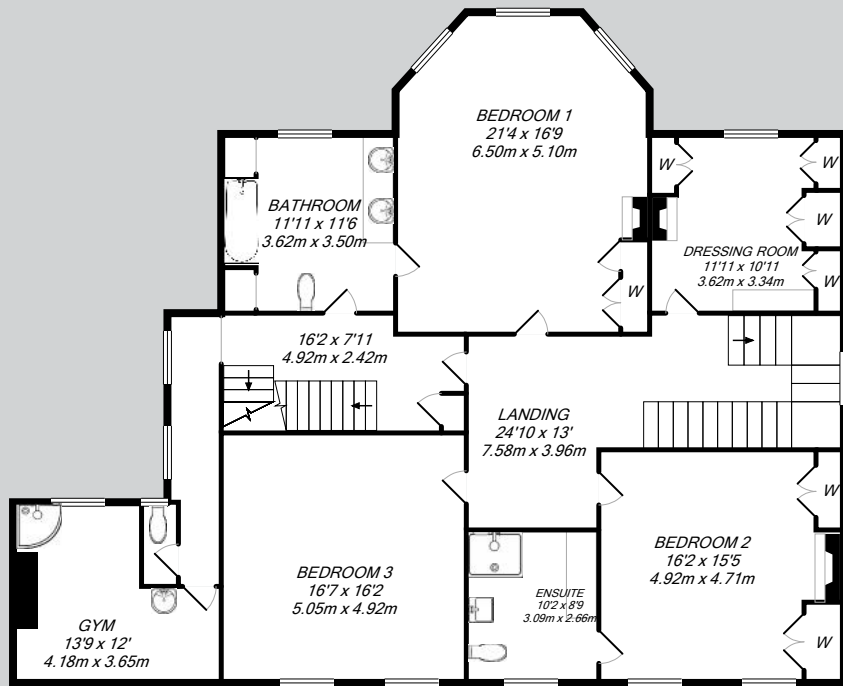
To the front of the property is an in-and-out gravelled driveway set behind black wrought iron fencing and gates, and a front lawned garden with topiary hedging. Gated side access leads to professionally landscaped rear gardens with patio entertaining areas, shaped lawns, mature borders and a gate leading to Belgrave Meadows.

DIRECTIONAL NOTE

Proceed out of Leicester via the A607 in a northerly direction, bearing left at the traffic light complex onto Loughborough Road, turning eventually left onto Thurcaston Lane and left again on Church Road, past the entrance to Belgrave Hall where the property can be located on the right hand side.







Belgrave House
 40 Church Lane, Belgrave LE4 5PE
 Total Approximate Gross Internal Floor Area
 6390 SQ FT / 593.7 SQ M
 Measurements are approximate.
 Not to scale.
 For illustrative purposes only.



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Measurements and Other Information

All measurements are approximate. Whilst 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.

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