



Offers Over £550,000

St Johns Road, Stoneygate, Leicester, LE2 2BL

- Stunning Victorian Villa
- Two Formal Reception Rooms
- Three Storey Splendour
- Chic Family Bathroom & En-suite
- Attractive Frontage & Off Road Parking
- T shaped Minton Tiled Hallway
- Stylish Breakfast Kitchen
- Five Double Bedrooms
- Pretty Walled Courtyard Garden & Lawn
- Early Viewing Highly Recommended



AN ELEGANTLY APPOINTED & SUPER STYLISH THREE STOREY FIVE BEDROOM VICTORIAN VILLA superbly located on the popular St John's Road in the fashionable and highly-regarded leafy conservation area of Stoneygate, being well served for renowned public and private schooling, Leicester City Centre, Leicester University and the fashionable Queens Road shopping parade in neighbouring Clarendon Park with its array of specialist shops, bars, boutiques and restaurants. The property was built in 1868 and has been sympathetically maintained by the current owners providing a stunningly presented, spacious and individual home retaining a wealth of original features. The accommodation briefly comprises an impressive and inviting T-shaped Minton tiled entrance hall, two formal reception rooms and a bespoke fitted breakfast kitchen. The property also enjoys five double bedrooms over two floors, a boutique inspired family bathroom complete with roll top bath and en-suite to guest room. Having valuable off-road parking and an attractive well-established city garden with pleasant rear aspect. Internal viewing comes with the agent's highest recommendation to fully appreciate this superb, elegant and individual family home. EPC E Rating



STORM PORCH

Pretty tiled storm porch leading to imposing stained glass front door:



ENTRANCE HALLWAY

Comprising period T-shaped original 'Minton' tiled flooring with checkered border, feature ceiling coving, picture rails and dado rails, radiator, access to cellar, door to herb garden and wood panelled staircase leading to first floor:

CELLAR

16'64 x 13'94 (4.88m x 3.96m)

With spots to ceiling, meter cupboard housing electrics and wall mounted gas meter:



DINING ROOM

16'64 (bay) x 14'73 (4.88m (bay) x 4.27m)

Comprising cast iron feature fireplace inset to black/white checkered hearth, original ceiling coving, picture rails edged with decorative friezes, deep skirting boards, polished wood flooring, radiator and superb bay window with aspect to front elevation:



DRAWING ROOM

18'93 x 16'68 (5.49m x 4.88m)

Comprising original fire surround inset with a cast iron wood burner, ceiling coving, picture rails, radiator, sash window to side elevation and French doors extending to rear garden:



FIRST FLOOR LANDING

Featuring galleryed staircase & landing, stained glass window to side elevation, radiator, loft access and stairs leading to second floor:



FITTED BREAKFAST KITCHEN

18'63 x 11'3 (5.49m x 3.43m)

Comprising a bespoke matching range of wood base, wall, drawer & display units incorporating plate & wine racks with co-ordinating work surfaces over, inset with ceramic sink unit and matching brick tiled splashbacks. Having integrated single electric oven, four ring gas hob with extractor canopy over, plumbing provided for dishwasher & washing machine and space for fridge/freezer, slate tiled flooring, radiators, windows to side elevation and door to garden:

WC

7'1 x 6'9 (2.16m x 2.06m)

Fitted with low level wc, wash hand basin, radiator, quarry tiled flooring and opaque window to rear elevation:



MASTER BEDROOM ONE

18'96 x 13'84 (5.49m x 3.96m)

Comprising a suite of four double and three single wardrobes with over head storage cupboards, tv point, radiator, large dual aspect windows to front and side elevations:



BEDROOM TWO
15'4 x 11'7 (4.67m x 3.53m)

Featuring cast iron feature fireplace and hearth, polished wood flooring, radiator, dual aspect windows to front & side elevations:



BEDROOM THREE
13'4 x 11'11 (4.06m x 3.63m)

Comprising decorative cast iron feature fireplace, radiator and sash window to rear elevation:



FAMILY BATHROOM
8'66 x 7'69 (2.44m x 2.13m)

Fitted with a period style three piece suite comprising roll top bath with pewter claw feet and mixer shower over, period pedestal sink and matching low level wc, decorative part brick tiled surround, radiator and opaque sash window to side elevation:

WC
8'2 x 5'9 (2.49m x 1.75m)

Comprising low-level wc and wash hand basin with opaque sash window to side:



SECOND FLOOR LANDING

Featuring galleried staircase & landing, stained glass window to side elevation, radiator, loft access and wood panelled storage cupboards:



GUEST BEDROOM FOUR
19'2 x 13'8 (5.84m x 4.17m)

Featuring dormer window to front elevation, ivory cast iron feature fireplace and radiator:



BEDROOM FIVE
17'7 x 7'6 (5.36m x 2.29m)

Cupboard fitted to recess, spots to track, wall mounted 'Worcester' boiler, radiator, double glazed 'Velux' window and sash window to side elevation:



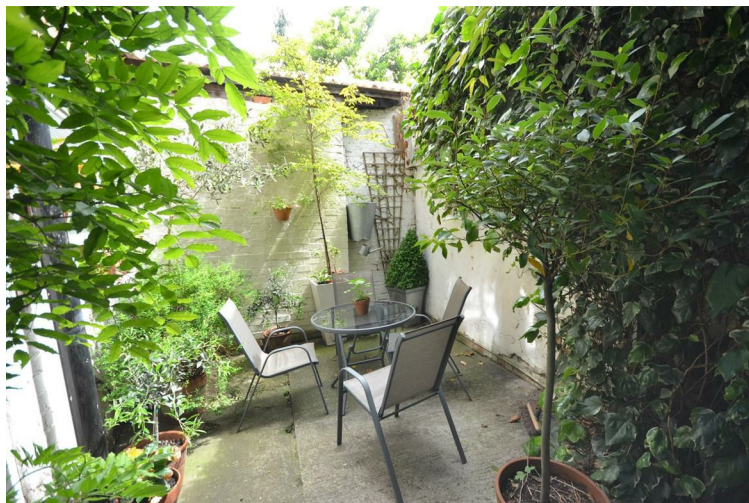
EN-SUITE SHOWER ROOM
7'4 x 3'5 (2.24m x 1.04m)

Fitted with a stylish three piece suite comprising low level wc, pedestal sink and walk-in shower cubicle, mosaic tiling, spots to ceiling and window to side elevation:



OUTSIDE

The rear extends to a landscaped city garden featuring private walled terrace ideal for al fresco dining, with paved pathway full of Mediterranean pots leading to a manicured lawn area, edged with established borders, filled with trailing plants bursting with colour. There is also a shadier alcove for the more practical gardener providing further seating area and handy side gated entry leading to front forecourt garden. To the front elevation is an inviting pebbled forecourt, filled with shrubs and pretty pots extending to a handy driveway accessed via wrought iron double gates, a low level boundary walled surround screened with privet hedge inset with a separate wrought iron gate leading to front door:



FREE VALUATION

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

GENERAL REMARKS

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention. Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

MONEY LAUNDERING

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

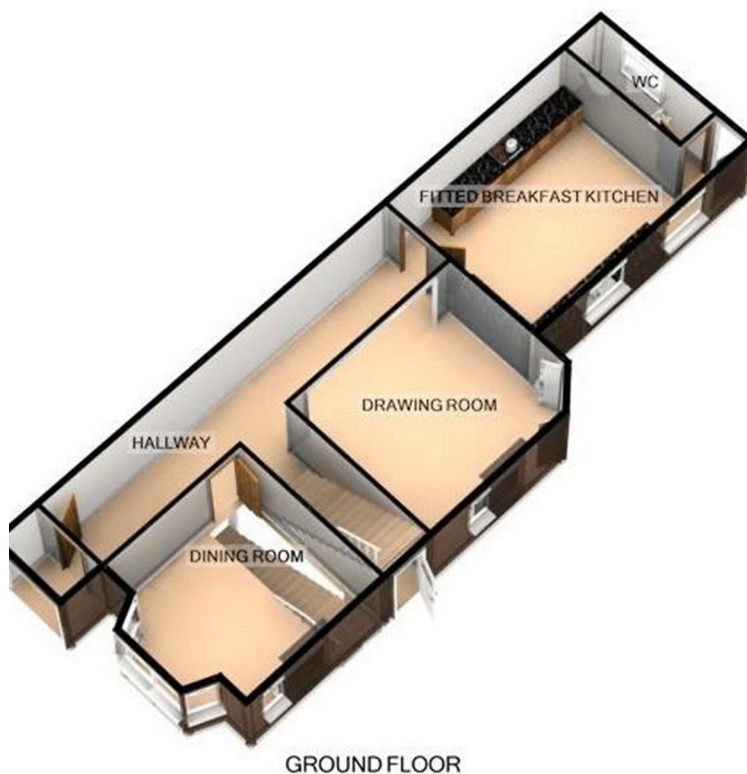
VIEWING TIMES

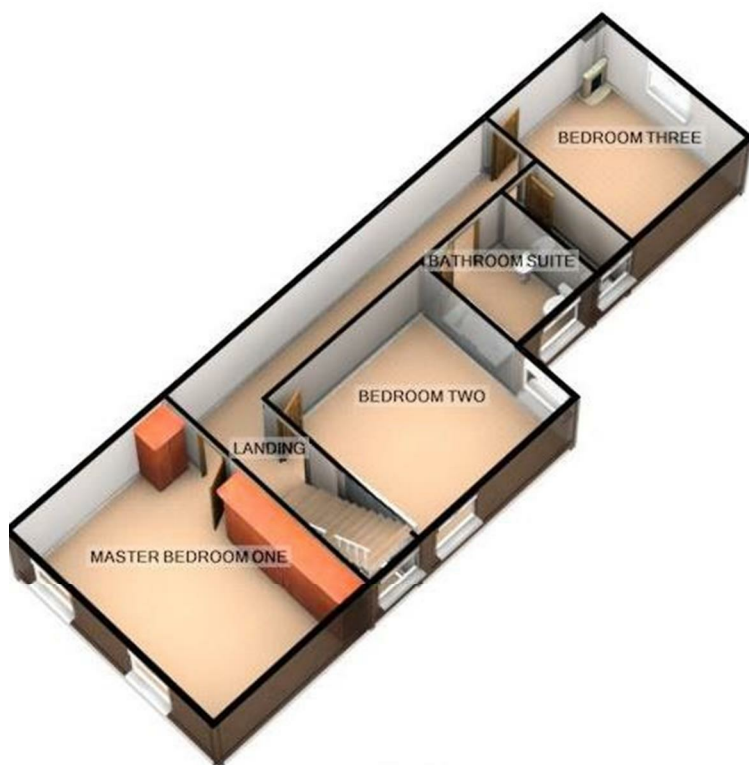
Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

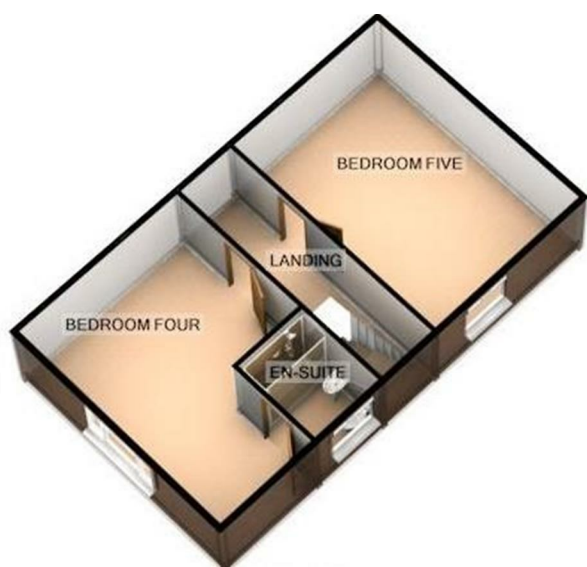
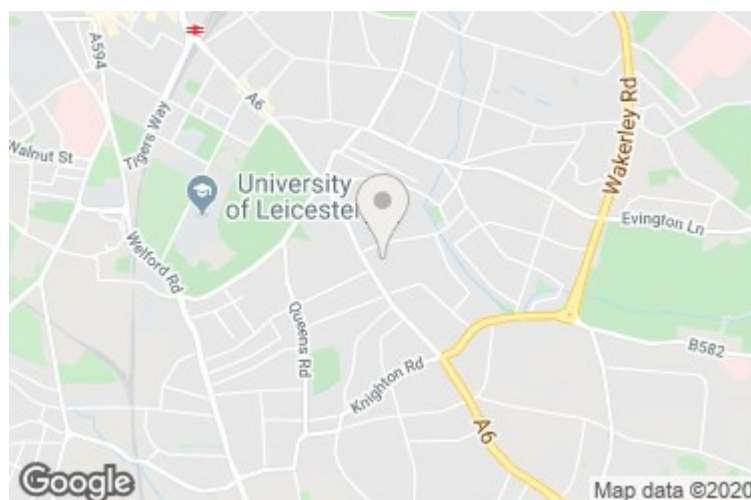
Monday to Friday 9am -5.30pm,

Saturday 9am - 4pm





1ST FLOOR



2ND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	81
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	49	79
England & Wales		
EU Directive 2002/91/EC		

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THINKING OF SELLING?

WE OFFER THE FOLLOWING:



- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

