



11 Elm Tree Gardens, Stoneygate, Leicester, Leicestershire, LE2 3NG

Offers in excess of £400,000

Located within a private gated development in the heart of the popular city suburb of Stoneygate is this immaculate, recently renovated, five bedroom, three storey semi detached home. Consisting of an entrance hall, open dining room, spacious modern breakfast kitchen, large living room with Juliet balcony, five bedrooms, the master and guest rooms both benefiting from an ensuite, a master bathroom, an enclosed rear yard and off road parking to the front. Stoneygate is a popular suburb located to the south east of the city, providing a wealth of local amenities, transport links and well regarded schools.





Well presented
refurbished semi
detached in gated
Stoneygate
development.

Entrance Hall

Enter through a canopied brick storm porch with outside light, meter cupboards and paved path to the double glazed timber front door. Inset ceiling spotlights, stairs rising to first floor, storage cupboard, wood flooring and opening to;

Dining Room

5.2m x 2.7m (17'1" x 8'10")

A stylish dining room formed from a garage conversion consisting of chandelier light point, uPVC double glazed window to front elevation, radiator and wood flooring.

Breakfast Kitchen

4.9m x 4.0m (16'1" x 13'1")

Inset spotlights, uPVC window to rear elevation, full range of wall and base units with integrated washing machine, dishwasher, fridge freezer and double oven, roll edge laminate work tops with integrated four ring gas hob, extractor hood over and stainless steel splash back, inset stainless steel sink and drainer with chrome flexible spray hose tap over, wood flooring and uPVC door to rear garden.

Downstairs WC

Inset ceiling spotlights, obscure glazed window to side elevation, part tiled walls, dual flush WC, ceramic wash hand basin with stainless steel mixer tap over, chrome heated towel rail and tiled flooring.

First Floor Landing

Stairs continuing to second floor, radiator, deep recess storage cupboard with shelving and hanging rail, double electrical socket, accessing:

Living Room

4.9m x 4.3m (16'1" x 14'1")

Inset ceiling spotlights, uPVC double glazed window and Juliet balcony doors to rear elevation, radiator and luxurious deep carpet laid to floor.

Guest Suite

3.5m x 2.8m (11'6" x 9'2")

Inset ceiling spotlights, uPVC double glazed window to front elevation and door to; part tiled walls, dual flush WC, ceramic wash hand basin with chrome mixer tap over and double draw vanity unit, power shower with ceramic tray, tiled surround and glass door and tiled flooring.

Bedroom Five

2.2m x 2.0m (7'3" x 6'7")

Ceiling light point, uPVC double glazed window to front elevation, radiator and carpet laid to floor.

Second Floor Landing

Airing cupboard housing large hot water cylinder, access to loft space, doors off to Master Bedroom, Bedrooms three and four and the Family Bathroom.

Master Suite

4.9m x 4.3m (16'1" x 14'1")

Ceiling light point, uPVC double glazed window to rear elevation, large fitted wardrobes and door to; part tiled walls, dual flush WC, ceramic wash hand basin with chrome mixer tap over and double draw vanity unit, power shower with ceramic tray, tiled surround and glass door and tiled flooring.

Bedroom Three

3.4m x 2.8m (11'2" x 9'2")

Ceiling light point, uPVC double glazed window to front elevation, large built in wardrobes and radiator.

Bedroom Four

2.3m x 2.0m (7'7" x 6'7")

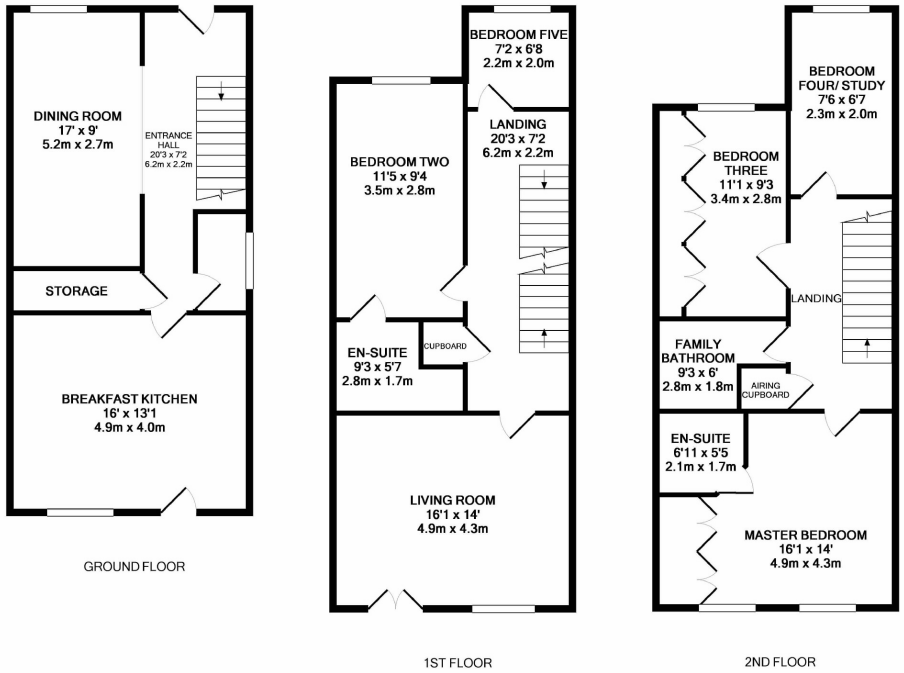
Ceiling light point, uPVC double glazed window to front elevation, built in wardrobe and radiator.

Family Bathroom

2.8m x 1.8m (9'2" x 5'11")

Inset ceiling spotlights, floor to ceiling ceramic tiles with stylish recess and shelf, dual flush WC, ceramic wash hand basin with chrome mixer tap over and double draw vanity unit, free standing bath tub with free standing filler tap and hand held shower head and chrome heated towel rail.





TOTAL APPROX. FLOOR AREA 1471 SQ.FT. (136.7 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 62019

Outside

Recently re surfaced driveway for two cars and paved pathway leading under canopy porch to front entrance. Timber side gate provides access to the rear private rear garden with a block paved patio, timber fence, bricked wall boundary and low maintenance lawned area.

General Information

The property lies within a Conservation area. There is a shared maintenance charge for the development paid toward the upkeep of the courtyard. A fee of £230 per annum is payable to the management company.

Property Information Pack

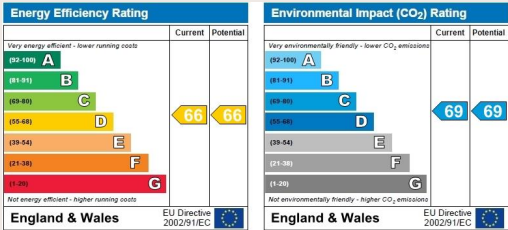
An Information pack containing detailed information about the property, history and other useful information is available from the office. Please enquire on 0116 2705900 to request a copy.

Directional Note

Leaving the City Centre take the A6 London Road. Continue beyond the Victoria Park Roundabout remaining on the London Road. Continue straight over the cross road traffic lights at the Knighton Road/Stoughton Road junction and turn right onto Ratcliffe Road and then left onto Elms Road then left into Elm Tree Gardens.

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



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

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.