



£469,900

Holmfield Road, Stoneygate, Leicester, LE2 1SE

- Superb Semi Detached Property
- Bespoke Breakfast Kitchen
- Five Bedrooms Over Two Floors
- Driveway & Car Charging Point
- Early Viewing Highly Recommended
- Tiled Entrance Hallway
- Two Spacious Reception Rooms
- Solar PV & EPC D
- Delightful Garden
- Period Style Conservatory Overlooking Garden



A delightfully appointed and proportioned Edwardian five bed semi-detached property superbly located on the popular Holmfield Road in the fashionable and highly regarded leafy area of Stoneygate, being well served for renowned local schooling, the University of Leicester, the railway station, the city centre, the fashionable Allandale Road shopping parade and Queens Road in nearby Clarendon Park, with their array of specialist shops, bars, boutiques and restaurants. This sympathetically upgraded property retains a wealth of period features whilst benefitting from a light and airy open plan downstairs living area linking with a patio and conservatory. The property also benefits from solar PV and a car charging station. The accommodation offers versatile living over three floors, providing a comfortable family home that briefly comprises, two reception rooms, bespoke open plan breakfast kitchen, superb period style conservatory, separate laundry room, walk in pantry, and downstairs wc. The property has five double bedrooms with a stylish family bathroom complete with an original roll top bath. Part double glazing, part secondary glazing, gas central heating, solar hot water, EPC D, and off road parking. To the rear is a deep-set, attractive and established garden with raised beds and a delightful rear woodland area. Internal viewing comes with the agent's highest recommendation to fully appreciate this superb, elegant and individual family home.

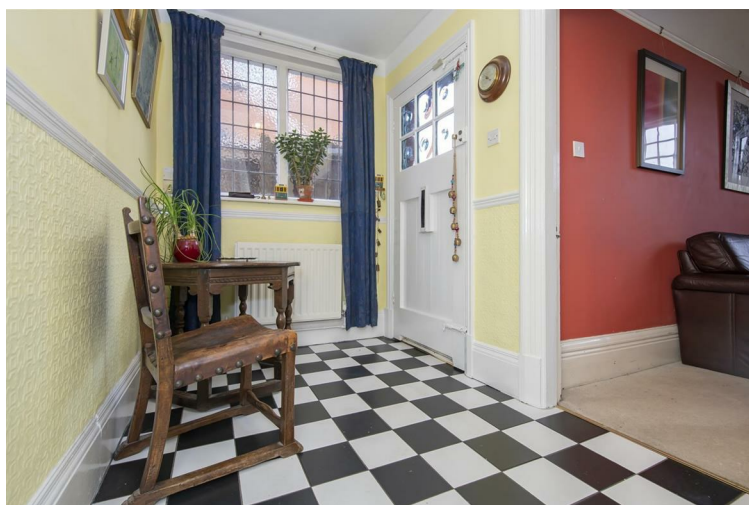
HIGHLY RECOMMENDED.



LIVING ROOM

16'1 (bay) x 13'5 (4.90m (bay) x 4.09m)

Comprising chrome feature gas fireplace with tiled inset and ornate period wood surround, ceiling coving, picture rails, ornate door architrave, radiator fitted with shelving over, low level cupboards fitted to recesses with book casing over, fresh air ceiling vent, tv point and large bay window to front elevation:



ENTRANCE HALLWAY

Featuring black and white checkered tiled hallway, original 'Bullseye' part glazed front door, leaded window to side elevation, original ceiling coving, picture rails, dado rails and cornice work, under stair storage cupboard housing meters and wood panelled sweeping staircase leading to first floor:

WC

Fitted with period style wc, wash hand basin, black & white checkered flooring:



DINING ROOM

14'7 x 12'8 (4.45m x 3.86m)

Comprising ornate cast iron feature fireplace with pretty tiled inset, granite hearth and a period wood surround, ceiling coving, picture and dado rails, solid wood flooring, radiator, window to side aspect with original stained glass toplight and French doors to patio, with inner bi-fold wood doors extending to kitchen:



BESPOKE KITCHEN BREAKFAST ROOM

12'6 x 9'7 (3.81m x 2.92m)

This superb extended open plan kitchen comprises a bespoke range of beech wood, base & wall units, matching free-standing island and solid wood works surfaces inset with one & half stainless sink unit with drainer. Comprising 'Beaumatic' range electric double oven with five ring gas hob over, stainless steel extractor chimney, upright fridge / freezer and dishwasher. Having solid beech wood flooring, spots to track, access to a handy deep walk-in shelved pantry with power for appliances, window to side elevation and leading through to breakfast area which includes, feature corner display cabinet, extractor ceiling vent, double glazed windows to side and rear elevations and door to conservatory:



BREAKFAST AREA

7'2 x 6'8 (2.18m x 2.03m)



CONSERVATORY

13'2 x 12'3 (4.01m x 3.73m)

This delightful addition the property offers panoramic views of the garden & comprises checkered quarry tiled flooring, solid wood window frames inset with double glazed panels and double doors opening onto patio:

LAUNDRY ROOM

7'5 x 4'3 (2.26m x 1.30m)

Fitted with worktop inset with sink & drainer, plumbing for washing machine, concealed tumble dryer and a range of fitted cupboards for airing & utilities:

FIRST FLOOR LANDING

This attractive and spacious split-level first floor galleried landing features window to front side elevation, original picture rails, dado rails, radiator and stairs to second floor:



BEDROOM ONE

16'2(bay) x 13'7 (4.93m(bay) x 4.14m)

Comprising ornate cast iron feature fireplace with teal tiled inset & hearth, fitted wardrobe to recess, picture rails, coving, fresh air

ceiling vent and radiator fitted to bay window extending to front elevation:



BEDROOM TWO
14'8 x 12'8 (4.47m x 3.86m)

Comprising ornate cast iron feature fireplace with green tiled inset & hearth, picture rails, coving, fresh air ceiling vent, radiator and dual aspect windows to front and rear elevations:



BEDROOM THREE
8'9 x 9'2 (2.67m x 2.79m)

Comprising cast iron feature fireplace with white surround, original wardrobe to recess, fresh air ceiling vent, radiator and window to side elevation:



FAMILY BATHROOM & WC
9'3 x 7'1 (2.82m x 2.16m)

Featuring original roll top bath, separated wc with matching tiling, lobby area with shelving & pedestal sink, black & white flooring, chrome heated towel rail, airing cupboard housing 'Worcester' boiler and hot tank, ceiling extractor vent, window to side elevation:

SECOND FLOOR LANDING

Leading to:



BEDROOM FOUR
13'6 x 9'6 (4.11m x 2.90m)

Comprising one storage cupboard, radiator, window to side elevation and access to attic storage space:



BEDROOM FIVE

16'3 x 8'4 (4.95m x 2.54m)

Feature cast iron fireplace, radiator, fresh air floor vent and windows to front elevation and side. Over stair recess offering potential for en-suite or walk in wardrobe:

FRONT GARDEN

An attractive block paved driveway for off road parking with car charging point, wrought iron gates and hedged boundaries:



SIDE YARD & BIKE SHELTER

20 x 7'2 (6.10m x 2.18m)

Having gate through from attractive brick wall at the side of the house, leading to a small block paved yard with bike shelter. A further door leads into the lean-to workshop, also accessible via the patio:



REAR GARDEN

The rear extends to a delightful and well established deep set rear garden, featuring a York stone paved patio filled with colourful planters, grape vines overhead, fish pond ideal for outside dining / entertainment. The garden features a good sized lawn, edged with establish borders, a rustic brick pathway runs alongside the raised beds, original brick air raid shelter with its roof top garden and a separate greenhouse. To the rear of the garden is a little bridge over a pond leading to a Woodland area filled with wildlife and a screened seating area to appreciate the view:

ADDITIONAL PROPERTY INFORMATION

Solar photovoltaic roof panels to supply electric under FIT scheme

Solar roof panels to supply Hot Water under RHI scheme

Heat exchange ventilation system delivering fresh air to each room

Car charging point and driveway offering private parking space

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



GROUND FLOOR



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			
England & Wales		59	75
		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			
England & Wales		50	69
		EU Directive 2002/91/EC	



Barkers

Est.1985

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

