

ETON LODGE

BARRINGTON ROAD, STONEYGATE, LEICESTER



JAMES
SELICKS

SALES LETTINGS SURVEYS MORTGAGES



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Eton Lodge

18 Barrington Road
Stoneygate
Leicester
LE2 2RA

A stunning, five bedroom, two bathroom period corner property, positioned on arguable one of Stoneygate's most prestigious roads, providing some of suburban Leicester's most stunning properties. Eton Lodge is no exception, offering spacious family accommodation with a magnificent contemporary breakfast kitchen.

Porch | entrance hall | cloakroom | sitting room | family room | dining kitchen | utility room | five bedrooms | large en-suite | family bathroom | enclosed front gardens | compact lawned rear gardens | double garage | EPC – D

LOCATION

Barrington Road lies in the heart of this fashionable suburban district, popular for its interesting mix of period property, well situated for convenient access to Leicester city centre, with mainline railway station; local shopping facilities found along the fashionable Allandale Road/Francis Street shopping parades, boasting an array of quality boutiques, bars and restaurants.

ACCOMMODATION

The property is entered via twin glazed double doors leading into a porch and a further door into the entrance hallway. The sitting room has a cast iron log burner, a deep bay window to the front and further window to the side elevation. The family room has a window to the side elevation. A cloakroom provides a white two piece suite comprising a low flush WC and wash hand basin with chrome mixer tap and tiled floor. The contemporary dining kitchen has a range of urban gloss fronted tallboy and base level units, ample preparation surfaces with an

inset stainless steel sink with mixer tap, a further large island unit, a range of quality fitted appliances including two built-in ovens with four-ring induction hob with extractor unit above, half tiled walls, ceramic tiled flooring, a bay window to the front elevation and glazed doors to the rear garden. A utility room provides a range of fitted unit, door and window to the rear elevation.

To the first floor is a landing with a window to the front elevation giving access to five bedrooms, the master having a square bay window to the front elevation and a large en-suite with a white four piece suite comprising a contemporary wash hand basin on a plinth, a low flush WC, freestanding bath and shower enclosure. Bedrooms two, three and five each having a window to the side elevation and bedroom four with two windows to the side elevation. The family bathroom has a white three piece suite comprising a wash hand basin, low flush WC and panelled bath and ceramic tiled floor.

OUTSIDE

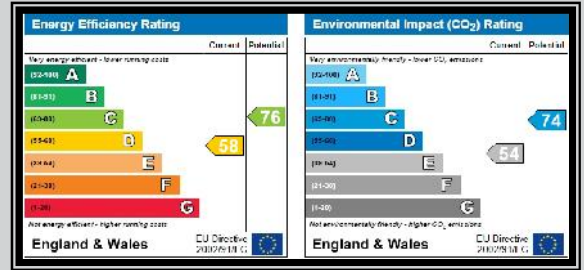
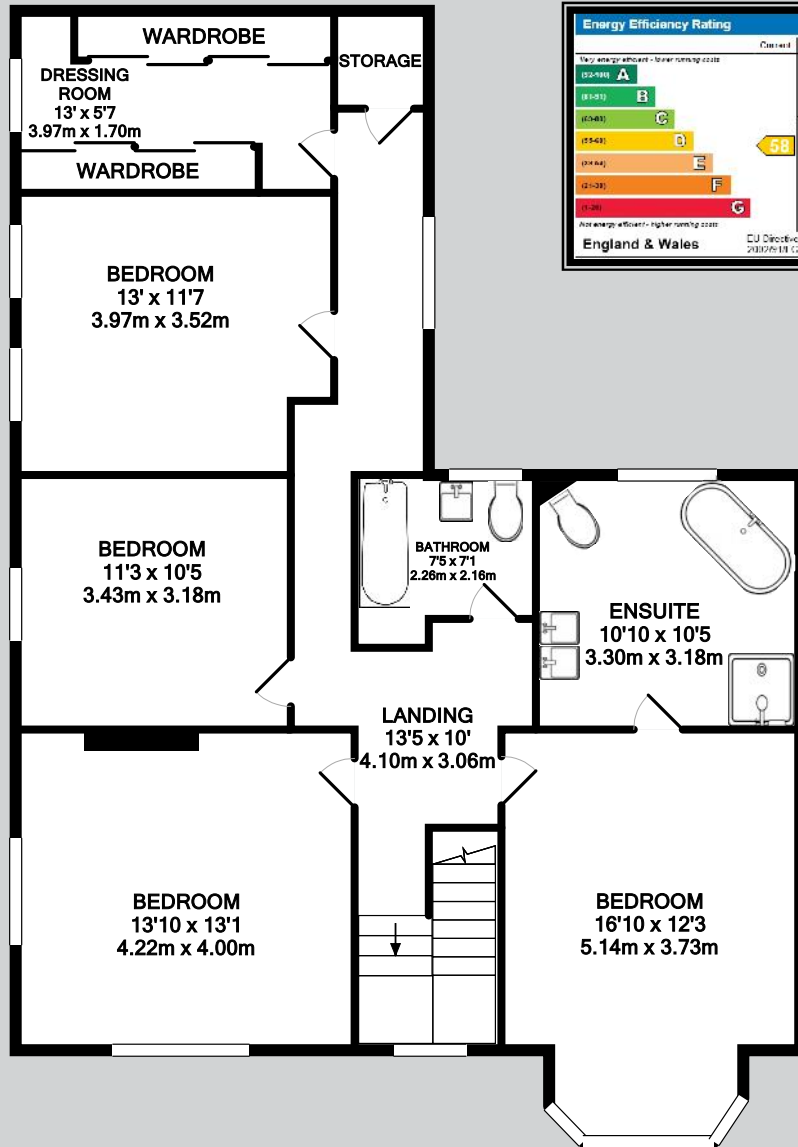
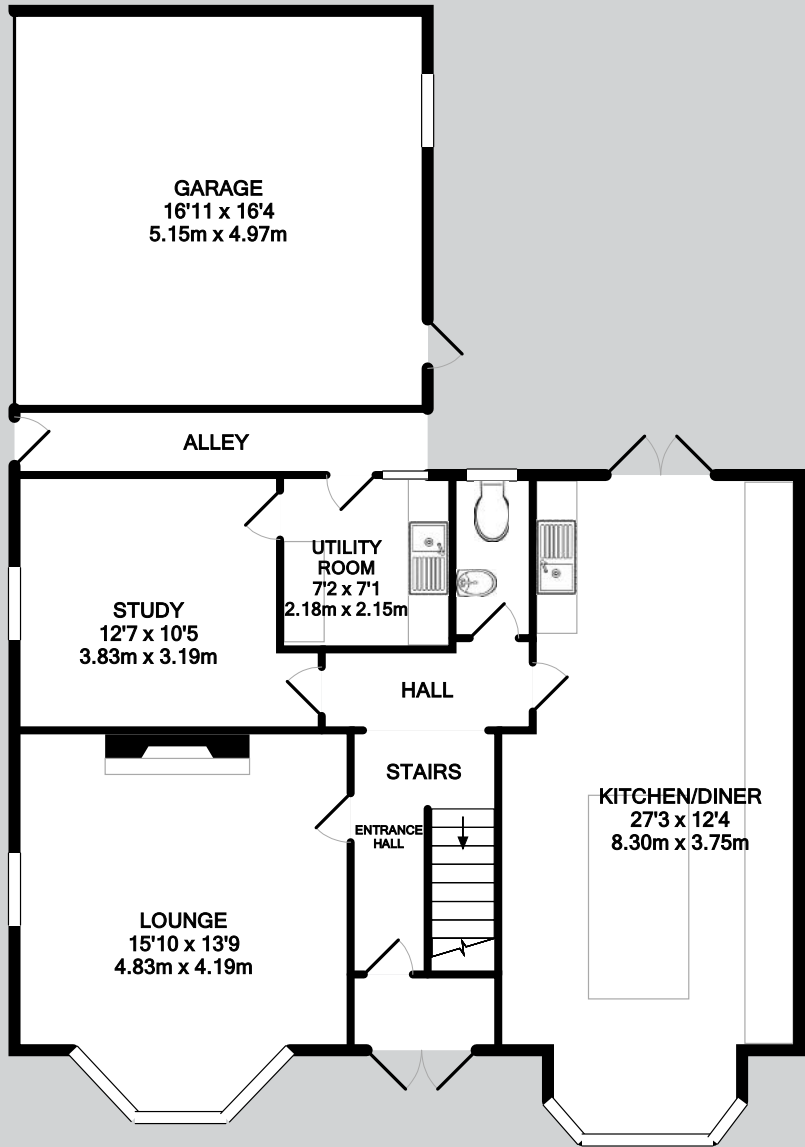
To the front of the property are gravelled and paved enclosed front gardens. To the rear are compact, lawned gardens and a paved seating area. To the rear of the plot, accessed off Westminster Road is a double garage.

DIRECTIONAL NOTE

Proceed out of Leicester via the A6 London Road in a southerly direction, crossing over the Victoria park roundabout eventually taking a left hand turn onto Guilford Road just before the Dentique Dental Practice and second right turning into Barrington Road where the property can be located a little way in, on the left hand side.







117 Station Lane, Scraptoft, Leicestershire LE7 9UG

Total Approximate Gross Internal Floor Area = 2220 SQ FT / 206 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.