

46 STOUGHTON ROAD

STONEYGATE, LEICESTER

JAMES
SELICKS



SALES LETTINGS SURVEYS MORTGAGES



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46 Stoughton Road

Stoneygate
Leicester
LE2 2EB

An impressive, three-storey bay fronted Victorian villa, retaining a wealth of original features including original fireplaces, offering spacious accommodation, located close to the Allandale Road/Francis Street shopping parades.

Porch | sitting room | dining room | sun room | breakfast room open to kitchen | ground floor shower room | utility room | three double first floor bedrooms | bathroom | two second floor double bedrooms | front forecourt | attractive lawned rear gardens | EPC - D

LOCATION

Stoneygate has long been regarded as one of the most sought after residential locations within Leicester; popular for its convenience to popular state and private schooling, shopping facilities found along the nearby Allandale Road / Francis Street Parades and the city centre, professional quarters and mainline railway station with access to London St Pancras in just over an hour.

ACCOMMODATION

The property is entered via a timber front door and entrance porch with an original stained and leaded inner door leading into the sitting room which has a tiled fireplace with gas fire and high level mahogany surround with mirrored inset and a sash bay window to the front elevation. An inner hall with Terrazzo flooring houses the return staircase to the first floor and a storage cupboard beneath. The dining room has a gas fire with marble hearth and back, mahogany surround. The sun room has windows to the side and rear and a glazed door to the rear garden. The breakfast room has a range of base level units and built-in cupboards, a sash window to the sun room and is open to the kitchen, with a range of

beech effect eye and base level units, an electric oven, four-ring halogen hob with stainless steel canopy extractor, stainless steel one and a quarter bowl sink with chrome swan neck mixer tap over, built-in microwave and a window to the rear elevation. A rear lobby with a glazed door to the side elevation gives access to a ground floor shower room providing a white three piece suite comprising low flush WC, pedestal wash hand basin and shower cubicle. A utility room provides plumbing for tumble dryer and further white appliance space.

To the first floor a landing gives access to the master bedroom which has built-in wardrobes and a sash window to the front. Bedroom two has built-in wardrobes, a cast iron fireplace with painted surround and a sash window to the rear elevation. Bedroom three has built-in wardrobes and a sash window to the rear elevation. The bathroom has a three piece suite comprising low flush WC, pedestal wash hand basin, roll edge freestanding bath on claw feet with shower attachment over, chrome heated towel rail and a sash window to the side. To the second floor a landing gives access to bedroom four having built-in wardrobes and a window to the front. Bedroom five has stripped floorboards, an eaves storage cupboard and a window to the rear.

OUTSIDE

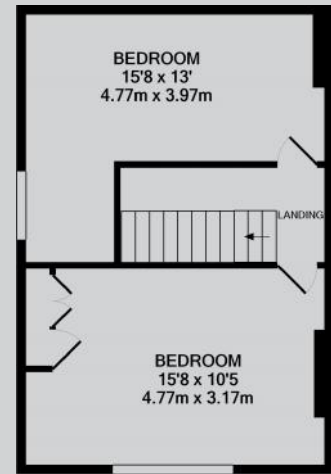
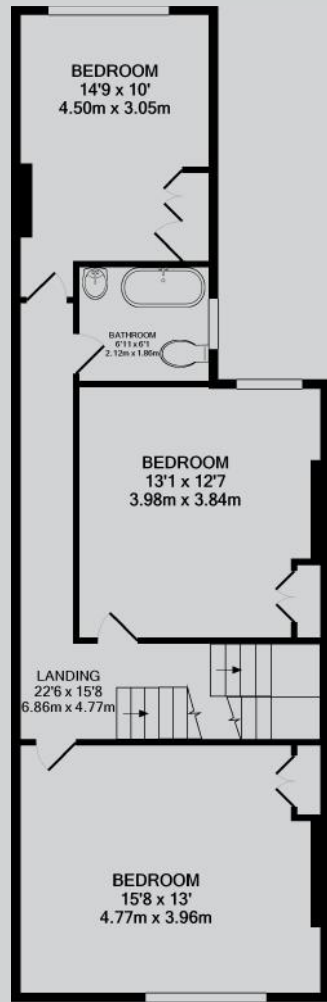
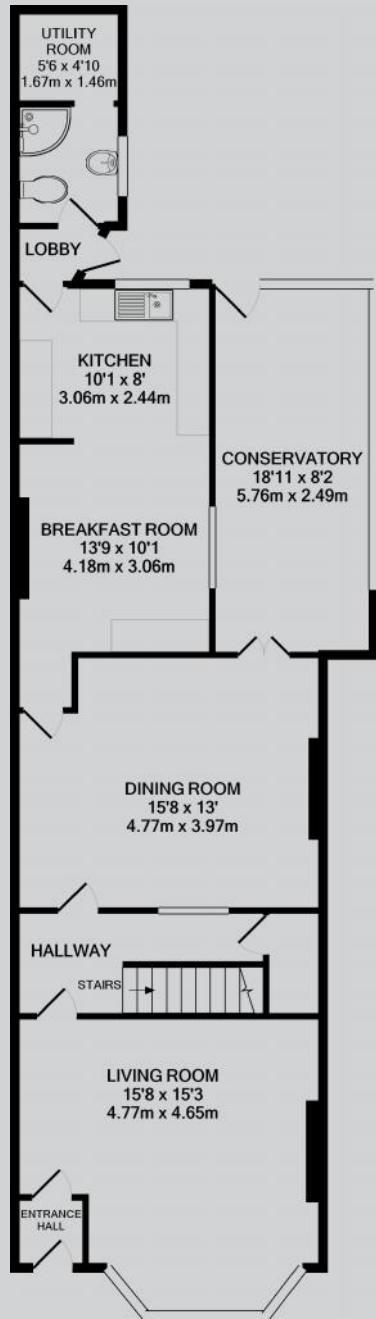
To the front of the property is a small planted garden behind a low level wall. To the rear are lawned gardens with planted borders and pedestrian access to Allandale Road.

DIRECTIONAL NOTE

Proceed out of Leicester via the A6 London Road in a southerly direction, eventually taking a left hand turn at the traffic light complex into Stoughton Road where the property can be located on the left hand side, just past Allandale Road.



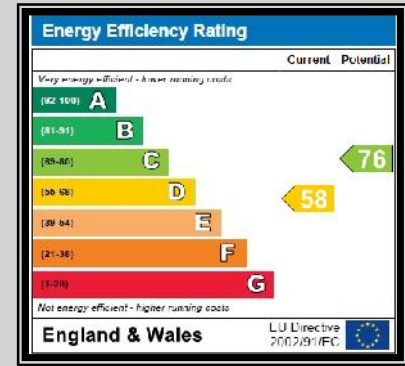




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**Total Approximate Gross Internal Floor Area
1940 SQ FT / 180 SQ M**

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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