



Stonegate Road

Stonegate, Leicester, LE2 2BN



Oliver Rayns  
ESTATE AGENTS



A five bedroom Victorian villa in the heart of the highly desirable suburb of Stoneygate having been elegantly redesigned to offer spacious and bespoke accommodation over three storeys. A large frontage is complimented by a contemporary rear garden.



- Immaculate Victorian Villa
- Five Bedrooms
- Accommodation Across Three Storeys
- Wealth Of Period Features
- Redesigned And Remodelled
- Bespoke, Designer Kitchen
- Luxurious Bathroom Suite
- Interior Design Inspired
- Contemporary Rear Garden
- Large Frontage With Parking











## Property

Entry to the property is through a bespoke front door made by a local craftsman, inspired by the original Victorian design and painted in Farrow & Ball "Black Blue". The original Victorian door handle marries with the refurbished frame so elegantly. This interior designed Victorian property has created the ideal fusion between contemporary and period, embellished by the original Minton tiled flooring, high architrave skirtings, decorative coving, ornate fireplaces, and timber sash windows.

An abundance of natural light is enjoyed throughout this spacious home; the well-proportioned rooms come in the form of a bay-fronted living room, drawing room, and dining kitchen. The living room boasts the original wooden flooring modernised through being painted in Farrow & Ball "Off Black", an accent wall in "Down Pipe" by Farrow & Ball, and an open fireplace with black gloss stone hearth and understated stone mantel over. Following on to the rear reception room which features a marble fireplace with fossils embedded within the stone, original ceiling rose, original floorboards painted in Farrow & Ball "Pitch Black", and French timber doors to the garden. Beyond, a Tippetts and Brooks transformed dining kitchen becomes the focal point of the family home.

Local craftsmanship of the highest calibre was sought to create a bespoke space for modern living. A range of light shaker style wall and base units with granite worksurfaces are arranged in an open rectangular fashion and are perfectly complimented by a striking timber breakfast bar enabling preservation of the original Victorian kitchen fireplace, topped with railway sleepers created by a local furniture designer. Fired Earth designer tiles arranged in metrobrick formation decorate the walls where integrated appliances have been installed to include a Smeg range style cooker with a gas stove and Smeg extractor over, a Neff fridge and freezer, a Bosch dishwasher, a Hotpoint washing machine and Franke sink with drainer unit. A matching styled Tippetts and Brooks commissioned half glazed door leads out into the rear garden.

Five generous bedrooms are arranged over the split level first floor and full standing height second floor. The bay-fronted master bedroom on the first floor, with its impressive central ceiling rose, offers an extensive space for bedroom furniture with its accent wall painted in "Paris Roof Tops" by luxury brand Paint & Paper Library. The second floor has undergone a superb loft conversion to provide an additional two full ceiling height bedrooms. Natural light is enjoyed on the upper most floor thanks to the large windows and Velux windows. Each bedroom shares access to the luxurious four piece bathroom suite boasting a freestanding roll top clawfoot bath, separate oversized walk in rainhead shower with metrobrick tiling, wash hand basin, WC and traditional radiator.



## Outside

The ornate, double bay fronted façade sits a way back from the road to enjoy off road parking for two vehicles. A decorative wrought iron railing to one side and a low level brick wall separate this home from neighbouring properties.

The rear garden, with its delightful acer tree focal point and espalier apple trees, added by the current owners, has undergone a comprehensive redesign to provide a contemporary outside space, ideal for relaxing and entertaining. The multi-level space offers a brick outhouse, the only house in the terrace with this facility for additional storage. The garden also offers a paved patio for outdoor furniture. Shallow steps lead down to the lawn, again, the only property in the row with this benefit, which is surrounded by attractive shrubbery installed within brick built flowerbeds. The garden features the original Victorian wall and a new horizontal fence created by a local craftsman. Mature evergreen trees provide privacy from surrounding properties.

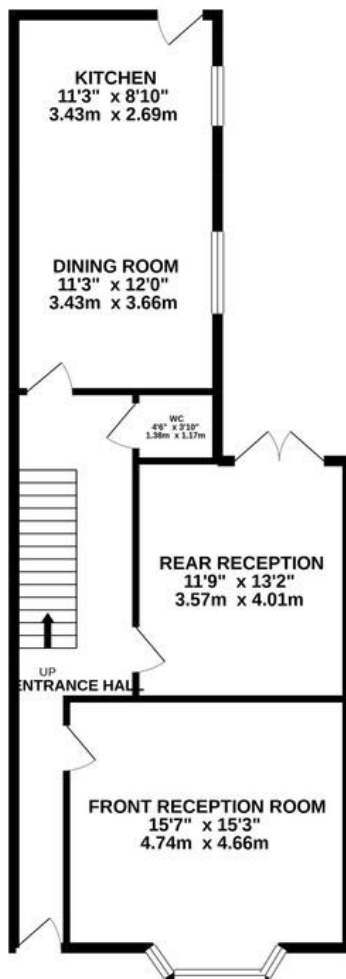
## Location

The property is situated in the highly sought after suburb of Stoneygate, one and a half miles from the City Centre, offering a comprehensive range of local amenities including the nearby supermarkets, Leicestershire Golf Club and Leicester Lawn Tennis Club. Within minutes' walk are the ever-popular Allandale Road/Francis Street and Queens Road shopping parades which offer a wide variety of independent shops and boutiques. Leicester City Centre is situated a 10 minute drive away providing a broad selection of eateries and shopping opportunities including the award-winning Highcross Shopping Centre. There is a wide selection of independent and state schooling in the area while the University of Leicester and Leicester Royal Infirmary are only a short walk/drive away.

Access links to the area are excellent with the A6 London Road found at the top of Stoneygate Road offering convenient access to the Leicester mainline train station which provides services to London St Pancras in a little over an hour, Birmingham New Street station and Nottingham.



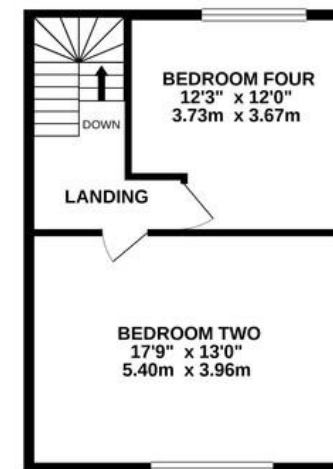
GROUND FLOOR  
783 sq.ft. (72.8 sq.m.) approx.



1ST FLOOR  
783 sq.ft. (72.8 sq.m.) approx.



2ND FLOOR  
444 sq.ft. (41.2 sq.m.) approx.



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(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.