



JAMES
SELICKS

10 BEEHCROFT ROAD

STONEYGATE, LEICESTER

SALES LETTINGS SURVEYS MORTGAGES



10 Beechcroft Road
Stoneygate
Leicester
LE2 3DA

A stunning three storey five bedroom detached family home, built in 2006 to exacting standards with wood framed double glazed leaded windows throughout and underfloor heating to the ground floor, set in a superb Stoneygate location.

Porch | entrance hall | cloakroom | sitting room | living kitchen | large conservatory | utility room | master bedroom | en-suite | two further bedrooms | family bathroom | second floor bedroom three | en-suite | bedroom four | gated driveway | detached single garage with office | private south facing gardens | EPC-C

LOCATION

Beechcroft Road is located on the edge of the Stoneygate Conservation Area and is within easy walking distance of local schooling, leisure and recreation facilities and many fashionable eateries, specialist shopping and bars on Queens Road. Leicester city centre is less than two miles to the north with London Road Railway Station providing mainline railway access into London St Pancras.

ACCOMMODATION

The property is entered via a porch and solid oak front door with leaded arch insert leading into an entrance hall housing the return staircase to the first floor, providing understairs storage and having oak Parquet flooring. A ground floor cloakroom provides a two piece suite comprising low flush WC and wash hand basin and having oak Parquet flooring. The sitting room has a window to the front elevation, a feature limestone fireplace with cast iron surround, slate hearth and gas living flame effect fire, wall lights, television point, two windows to the side and French doors and windows to the rear elevation. The living kitchen has boasts an excellent range of contemporary eye and base level units and soft-closing drawers with solid wood preparation surfaces, stainless steel six-ring hob with double oven under, tiled splashback and stainless steel extractor unit above, built-in Neff combi-oven/microwave and warming drawer beneath, basket racks, a central island unit with solid wood preparation surface, twin Butler's sinks, built-in fridge and freezer, halogen down spotlights, tiled flooring, television point and French doors leading to the large wood framed conservatory (measuring 19 feet) and further French doors leading to the garden.





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A utility room provides a useful built-in storage cupboard, plumbing for automatic washing machine and tumble dryer with oak worktop above, a Belfast sink with cupboard under and a Potterton wall mounted boiler set within oak cupboard, oak flooring, solid wood stable door to the side elevation and patio doors to the front.

To the first floor a galleried landing houses the stairs to the second floor and leads to the master bedroom which has a dual aspect windows to the front and rear elevations and an en-suite shower room with a three four piece suite comprising low flush WC, wash hand basin and shower cubicle. Bedroom two has windows to the front and rear elevations. Bedroom three has a window to the rear elevation overlooking the garden. The family bathroom has a four piece suite comprising a double shower cubicle, tiled bath, contemporary wash hand basin and low flush WC, part tiled walls and tiled floor, contemporary radiator, window to the front.

A second floor landing has a window to the rear elevation and gives access to bedroom four which has windows to the front and rear elevations and an en-suite shower room with a three four piece suite comprising low flush WC, wash hand basin and shower cubicle. Bedroom five has windows to the front and rear.



OUTSIDE

The property is approached via a five-bar wooden gate with personal gates to the side leading to a block paved driveway providing car standing for several vehicles and leading to a pretty wood framed panelled single garage with twin wooden doors, power and lights and an external staircase leading to an office above with a window to the front elevation. Paved pathways lead around either side of the house leading to a vegetable plot and good-sized mature gardens, mainly laid to lawn with deep mature borders, several trees and patio areas.

DIRECTIONAL NOTE

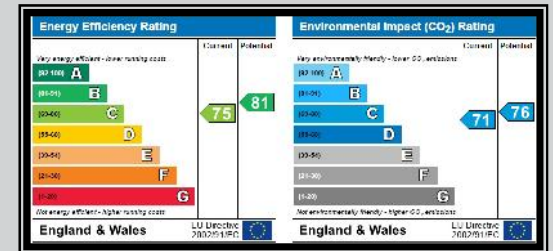
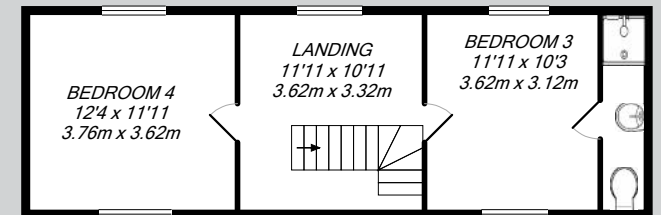
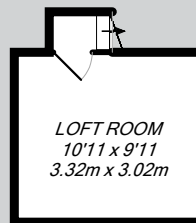
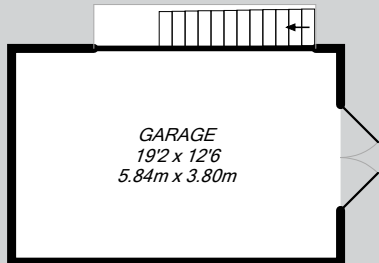
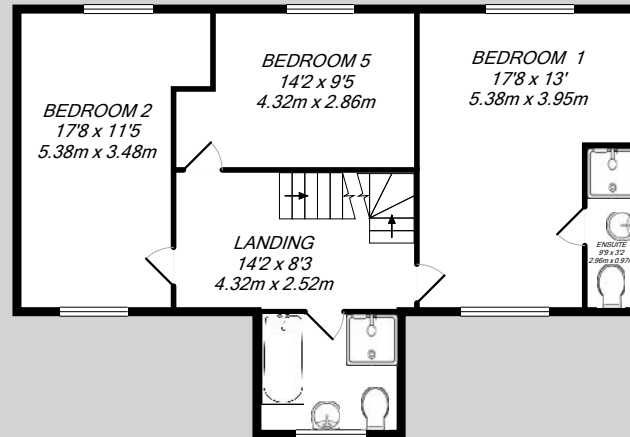
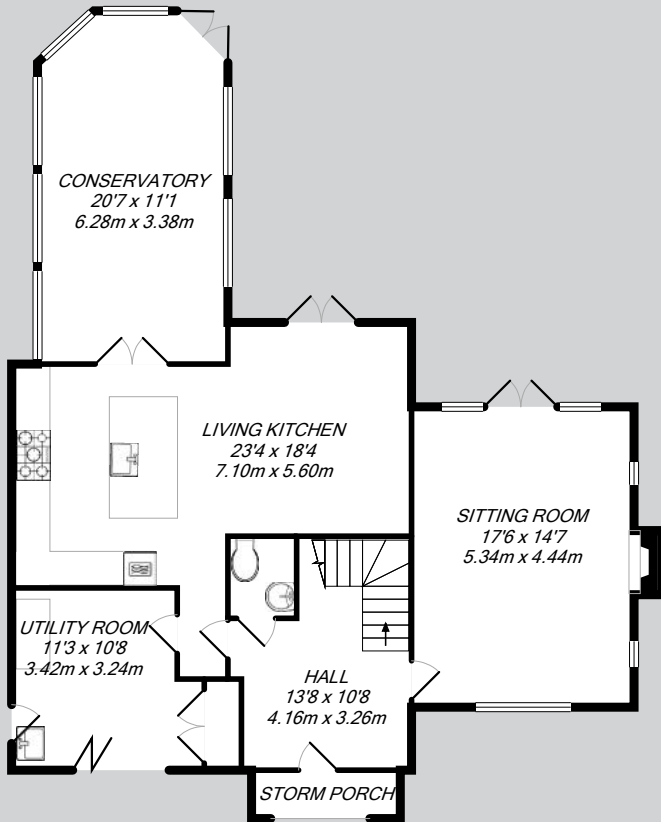
Proceed out of Leicester via the A6 London Road in a Southerly direction eventually taking a right hand turn onto Avenue Road and left onto Beechcroft Road where the property can be located on the left hand side.



10 Beechcroft Road, Stoneygate, Leicester LE2 3DA

Total Approximate Gross Internal Floor Area
 House = 2226 SQ FT / 207 SQ M
 Garage = 346 SQ FT / 32 SQ M

Measurements are approximate. Not to scale. For illustrative purposes only.





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JAMES SELICKS

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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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