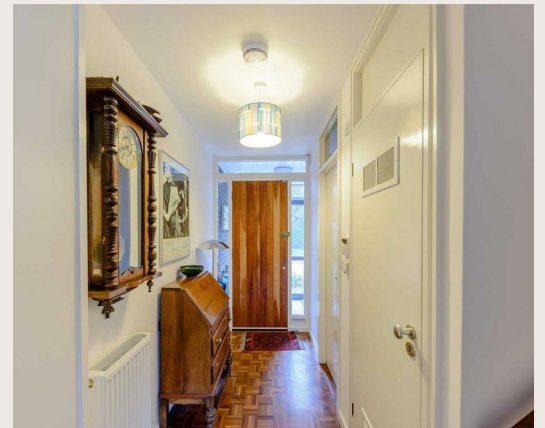




6 Llewellyn Court, Elmsleigh Avenue, Knighton, Leicester, Leicestershire,
LE6 6DU
Offers In Excess Of £350,000

A stylish, modernised four bedroom end town house positioned in this private leafy development within the popular city suburb of Stoneygate. Having undergone extensive renovations to a high standard the property boasts four bedrooms over three storeys, a social dining kitchen, private rear garden, off road parking, use of communal tennis court, garage in block and visitors parking. Ideally situated close to the shopping parades of Allandale Road and Francis Street, local primary and secondary schooling, the University of Leicester, Hospitals and with convenient access via London Road to Leicester City Centre. Awaiting EPC.





Chic four bedroom townhouse located within the heart of Stoneygate.

Porch

Accessed via a double glazed sliding door, ceiling light point, exposed brick, door to utility room, tiled flooring and oak door with glazed inserts to;

Entrance Hall

Ceiling light point, attractive recessed shelving, radiator, parquet flooring and stairs rising to first floor.

Utility Room

3.54 x 1.86 (11'7" x 6'1")

Ceiling light point, wall and base units with space for fridge freezer, recess and plumbing for washing machine, roll edge work tops with stainless steel sink and drainer, wall mounted Worcester Bosch combi boiler, Gledhill water cylinder and tiled flooring.

Cloakroom

Ceiling light point, vanity unit with wash hand basin, stainless steel pillar taps and enclosed flush WC, coat hooks and tiled flooring.

Kitchen Diner

7.19 x 5.65 (23'7" x 18'6")

This stunning, reconfigured, contemporary kitchen diner offers the perfect hosting space boasting a bespoke fitted kitchen offering a full range of wall and base units, integrated Neff oven, Neff combination oven/microwave, Neff dishwasher, fridge freezer and under cabinet lighting, Samsung Staron Corian type worktops with integrated De Dietrich

induction hob, Corian splash back and extractor hood over, inset ceramic sink with flexi spray hose tap over, inset spotlights, oak flooring continuing to dining area consisting of ceiling pendant lights, stylish vertical radiator, matching base units with oak work top, double glazed window and bi-fold doors to rear garden.

Lounge

5.69 x 4.44 (18'8" x 14'7")

Ceiling pendant lights, uPVC double glazed patio door to rear balcony, uPVC double glazed window to rear elevation providing a wealth of natural light, inset shelving, stylish vertical radiator and stairs rising to second floor.

Master Bedroom

4.21 x 3.46 (13'10" x 11'4")

Central ceiling light point, uPVC double glazed windows to front elevation, built in wardrobe, radiator and oak door to:

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Master Ensuite

Ceiling light point, uPVC double glazed window to front elevation, fitted vanity unit with enclosed flush WC, ceramic wash hand basin, hansgrohe mixer tap over and storage space, walk in shower with glass screen, rainfall shower head as well as hand held attachment and ceramic tray, traditional style heated towel rail, tiled walls and vinyl flooring.

Bedroom Two

3.67 x 3.61 (12'0" x 11'10")

Central ceiling light point, uPVC double glazed windows to front elevation, built in wardrobe and radiator.

Bedroom Three

3.96 x 3.01 (13'0" x 9'11")

Central ceiling light point, uPVC double glazed windows to rear elevation, built in wardrobe and radiator.

Bedroom Four

2.63 x 2.58 (8'8" x 8'6")

Central ceiling light point, uPVC double glazed windows to rear elevation and radiator.

Bathroom

Ceiling light point, uPVC double glazed window to front elevation, low flush WC, ceramic pedestal wash hand basin with hansgrohe mixer tap and tiled splash back over, bathtub with mixer tap, glass screen and shower over, part tiled walls, built in storage cupboard and vinyl flooring.

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Outside

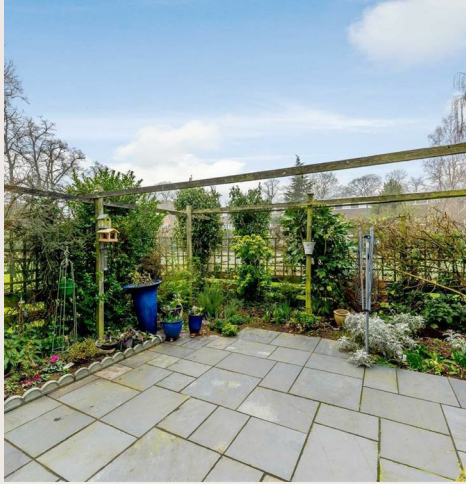
To the front is a communal access drive with speed bumps providing a safe and secure environment. Communal access path and gate to London Road, all weather tennis court providing leisure facility to the development and allocated garage in block. Rear garden with bi-fold doors from kitchen to stoned paved patio area, established borders, trellis fencing and timber gate to communal gardens.

Management Costs

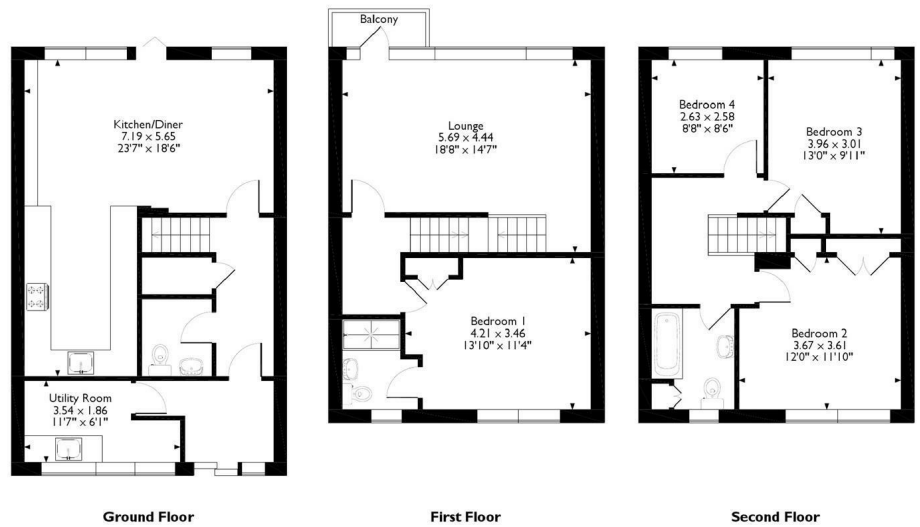
The service charge is £280 per quarter and covers the maintenance and upkeep of the communal grounds, visitors parking, tennis courts and driveway. The property is a freehold.

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6 Llewellyn Court, Elmsleigh Avenue, Leicester, Leicestershire



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Directional Note

Leaving the City Centre take the A6 London Road. Continue beyond the Victoria Park Roundabout remaining on the London Road. After the cross road traffic lights take the first left onto Elmsleigh Avenue where the property can be found on the right hand side.

Viewings

Viewings are to be strictly by appointment only with Fothergill Wyatt on 0116 270 5900. Alternatively, further details can be found on the website and you can register with us at www.fothergillwyatt.com

Property Information Pack

An Information pack containing detailed information about the property, history and other useful information is available from the office. Please enquire on 0116 2705900 to request a copy.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
[92-95] A	
[87-91] B	
[82-86] C	
[75-81] D	
[69-74] E	
[63-68] F	
[55-62] G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
[92-95] A	
[87-91] B	
[82-86] C	
[75-81] D	
[69-74] E	
[63-68] F	
[55-62] G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Fothergill Wyatt
Estate Agents and Chartered Surveyors

26 Allandale Road
Stoneygate
Leicester LE2 2DA
T 0116 270 5900
F #

www.fothergillwyatt.com

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