



Offers Over £550,000

Holmfield Road, Stoneygate, Leicester, LE2 1SA

- Distinctive Detached Property
- Open Plan Living Room
- Spacious Separate Utility Room
- Bathroom Suite & Two WCs'
- Scope for Further Improvements
- Entrance Hallway
- Fitted Kitchen / Diner
- Four Bedrooms
- Gardens & Driveway
- No Upward Chain

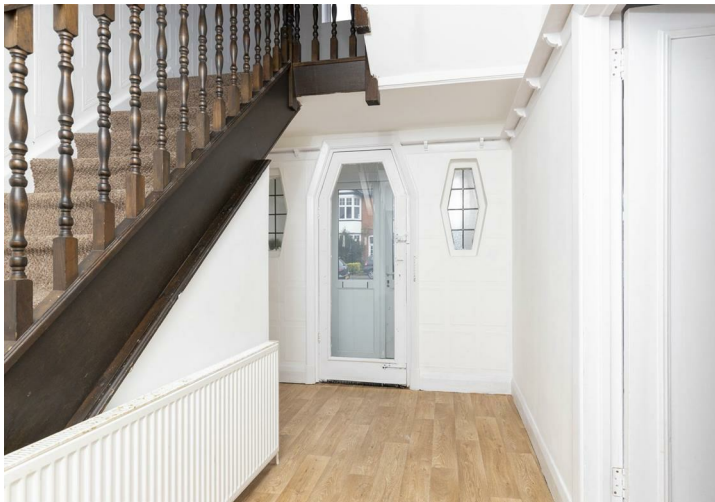


A DESIRABLE DETACHED FOUR BED PERIOD PROPERTY superbly situated on the renowned Holmfield Road, within the fashionable and highly regarded leafy suburb of Stoneygate, with delightful views overlooking the neighbouring manicured bowling green, whilst being well served for both public & private schooling, the City Centre, University of Leicester, Leicester Royal Infirmary and within minutes' walk of everyday amenities and services. This attractive & well proportioned property is available with no upward chain, retains some original character features and offers excellent potential for further improvements to the current footprint, to provide an outstanding family home. The accommodation briefly comprises, black & white checkered porchway leading to generous entrance hallway, impressive 30' open plan living room, fitted kitchen/diner and large utility room. To the first floor are four family bedrooms, period style bathroom suite & separate wc. Having well maintained established gardens with pleasant leafy aspect and driveway providing off road parking for several vehicles.

DG, GCH, EPC E & NO UPWARD CHAIN
EARLY VIEWING HIGHLY RECOMMENDED.

ENTRANCE PORCH

Featuring black & white checkered threshold and double glazed porch doors with matching side panels leading to:



ENTRANCE HALLWAY

Comprising wood style flooring, original plate rails, two leaded feature Art Deco windows and matching front door, period wall cupboard, under stair storage, radiator and turned staircase to first floor:



OPEN PLAN LIVING ROOM

30'27 (into bay) x 13'2 (9.14m (into bay) x 4.01m)

Comprising marble feature fireplace inset with cast iron grate, ornate ceiling frieze, dado rail and coving, radiators, double glazed bay to front elevation, dual aspect windows to side elevation and French doors with matching side panels extending to rear elevation:



FITTED KITCHEN DINER

18'32 x 11'13 (5.49m x 3.35m)

Fitted with a matching range of grey gloss base & wall units, with co-ordinating work surfaces over inset with sink unit & drainer and ceramic tiled splashbacks. Having two four ring gas hobs, plumbing for washing machine, radiator, wood style vinyl flooring & double glazed windows to rear & side elevations:



UTILITY ROOM
16'24 x '2 (4.88m x '0.61m)

The garage was converted into a utility room and is fitted with a matching range of base & wall units, with work surfaces over, space has been provided for fridge/freezers, wall mounted 'Worcester' boiler, wall mounted meters & consumer unit, double glazed window and door to side elevation:



BEDROOM ONE
13'92 x 12'78 (3.96m x 3.66m)

Radiator and double glazed window to front elevation:



FIRST FLOOR LANDING

Comprising sweeping turned staircase with feature double glazed window to front elevation, panel effect wall decoration, ceiling coving and radiator:



BEDROOM TWO
13'44 x 13'21 (3.96m x 3.96m)

With delightful views overlooking the bowling green, radiator and double glazed window to rear elevation:



BEDROOM THREE

9'55 x 9'27 (2.74m x 2.74m)

With delightful views overlooking the bowling green, radiator and double glazed window to rear elevation:



WC

Comprising low level wc, wash hand basin, tiled surround, tile effect vinyl flooring and double glazed window to side elevation:



BEDROOM FOUR

9'56 x 9'27 (2.74m x 2.74m)

Radiator and double glazed dormer window to front elevation:



BATHROOM SUITE

8'86 x 8'5 (2.44m x 2.57m)

Fitted with a three piece suite comprising, panelled bath with electric shower over, shower screen, pedestal sink & low level wc, tiled surround, tile effect vinyl flooring, built in cupboard with over head storage, chrome heated towel rail, radiator & double glazed opaque window to rear elevation:



OUTSIDE

The rear extends to a private enclosed garden mainly laid to lawn, with paved terrace for al fresco entertaining, established beds filled with shrubs and seasonal planting, retaining one original out building and having fenced boundaries. To the front elevation is a double driveway providing car standing and a large expanse of lawn outlining the boundaries:



PROPERTY POTENTIAL

Scope to increase the property's accommodation by extensions or alternatively cost-effective alterations including conversion of loft space, subject to necessary consents:

FREE VALUATION

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

GENERAL REMARKS

We are unable to confirm whether certain items in the property

are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention.

Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

MONEY LAUNDERING

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

MORTGAGES

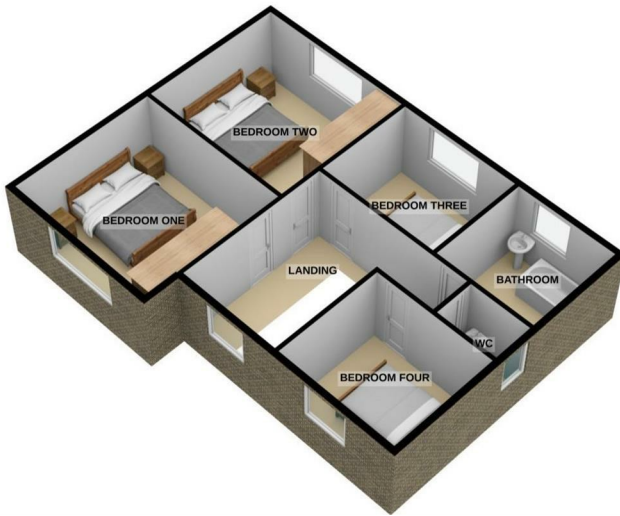
Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.
Hours of Business:
Monday to Friday 9am - 5.30pm
Saturday 9am - 4pm



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) 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 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Barkers

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THINKING OF SELLING?

WE OFFER THE FOLLOWING:



- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

