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**Fothergill Wyatt**  
Estate Agents and Chartered Surveyors

**28 Westminster Road,  
Leicester, LE2 2EG  
£525,000**





A fabulous four double bedroom semi detached family home located on this highly desirable tree lined road in Stoneygate. A perfect blend of period features and tasteful modernisation, this property benefits from partial double glazing, a driveway which leads to an integral garage/utility room and a private, mature garden with ample seating and storage areas. The spacious internal accommodation comprises of large living and dining rooms, a breakfast kitchen, four double bedrooms and three bathrooms. Ideally located for access to the City Centre, Train Station and a range of renowned private and public schools.

- Driveway for Two Cars
- Period Features
- Tastefully Modernised
- Semi Detached
- Four Double Bedrooms
- Three Bathrooms
- Integral Garage/Utility Room
- Popular Tree Lined Road
- Close to Schools

#### Storm Porch

Open storm porch with exposed timber beams and brick work, outside light and tiled flooring.

#### Entrance Hall

Accessed via a timber door with original lattice obscure glazed inserts, ceiling pendant, radiator, timber flooring, BT point, return staircase to first floor and understair cupboard housing alarm point with built in hanging rail and original leaded stained glass porthole window to front aspect.

#### Dining Room

16'1" max x 12'0" (4.89 max x 3.65)

A large, naturally well lit dining room with three ceiling light points, picture rail, uPVC double glazed lattice effect bay window to front aspect with bay shaped radiator below, TV and BT points and gas coal effect fire with remote control set on limestone hearth with limestone surround and mantle.

#### Living Room

16'2" max x 15'3" (4.92 max x 4.65)

An overside living room with wall light point, coving to ceiling, three radiators, timber flooring, log burning stove set on tiled hearth with tiled art deco surround and mantle with built in cupboards and shelving to both recesses and a feature large original Crittall leaded bay window to rear garden with central door.

#### Breakfast Kitchen

19'0" x 9'9" (5.79 x 2.98)

Breakfast area with central ceiling pendant, coving to ceiling, radiator, timber flooring and double glazed patio door onto garden.

Kitchen area has inset spotlights, uPVC double glazed lattice effect window to rear aspect, tiled splashbacks, tiled flooring, a range of fitted wall and floor kitchen units offering drawer and cupboard storage with recess for cooker and dishwasher and a rolled edge worktop incorporating a large ceramic sink and drainer unit with central chrome mixer tap.

#### Integral Garage / Utility Room

15'9" x 8'6" (4.79 x 2.58)

Florescent ceiling strip lights, timber fold back garage door to front, wall mounted electric heater, laminate flooring, rolled edge worktop with recess below for freezer, washer and dryer, built in shelving and wall mounted gas fire Gloworm boiler.

#### Side Lobby

Inset chrome spotlights and timber door to side access.

#### Ground Floor Shower Room

5'2" x 4'4" (1.58 x 1.33)

Inset spotlights, obscure uPVC double glazed window to side aspect, floor to ceiling tiled walls, tiled flooring, radiator and a three piece bathroom suite comprising of low flush WC, pedestal wash hand basin and shower cubicle housing Mira electric shower.





#### First Floor Landing

Ceiling chandelier point, radiator, loft access hatch, uPVC double glazed lattice effect window to side aspect and feature full height original leaded Crittall window to front aspect on half landing with window seat offering cupboard storage.

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#### Master Bedroom

16'1" max x 12'0" (4.89 max x 3.65)

Ceiling pendant, two radiators, uPVC lattice effect bay window to front aspect and a triple built in wardrobe.

#### Bedroom Two

11'9" x 11'2" (3.59 x 3.41)

Ceiling light point, picture rail, radiator, uPVC lattice effect window to rear aspect and built in walk in wardrobe with light point.

#### Ensuite

8'5" x 3'8" (2.56 x 1.12)

LED lighting, floor to ceiling tiled walls, under floor heated tiled flooring, chrome heated towel rail and a three piece bathroom suite comprising of a concealed low flush WC, large wash hand basin in vanity unit with chrome mixer taps over and shower cubicle housing mixer shower.

#### Bedroom Three

11'11" max x 10'6" (3.63 max x 3.19)

Ceiling pendant, two radiators, uPVC double glazed lattice effect bay window to rear aspect, built in double wardrobe and contemporary Heritage sink set in vanity unit with contemporary chrome taps over.

#### Bedroom Four

10'2" x 8'6" (3.11 x 2.58)

Ceiling pendant, ceiling light point, uPVC double glazed lattice effect window to front aspect and radiator.

#### Family Bathroom

9'9" x 8'7" (2.98 x 2.62)

Two ceiling light points, floor to ceiling tiled walls, chrome heated towel rail, airing cupboard housing hot water tank, uPVC obscure lattice effect double glazed window to rear aspect and a three piece bathroom suite comprising of traditional large pedestal wash hand basin, cast iron panelled bath and corner shower cubicle housing Mira electric shower.

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#### Separate WC

5'1" x 2'10" (1.56 x 0.86)

Ceiling light point, radiator, original obscure glazed Crittall window to side aspect and low flush WC.

#### Outside

To the front of the property is a block paved driveway for two vehicles and a pebbled garden behind dwarf brick wall with borders of mature plants, trees and shrubs.

Gated timber access to side passage with bin store area and timber shed on hard standing.

To the rear of the property a paved patio area with outside tap, light and power points with timber pagoda and stone flower bed opening onto lawned rear garden with stone borders and raised flower beds to rear and side providing a well established variety of mature plants, trees and shrubs. There is fencing to all sides, an additional paved seating area beneath pagoda to the rear and a second timber shed on hard standing.

#### 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.

#### 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](http://www.fothergillwyatt.com)

#### Directional Note

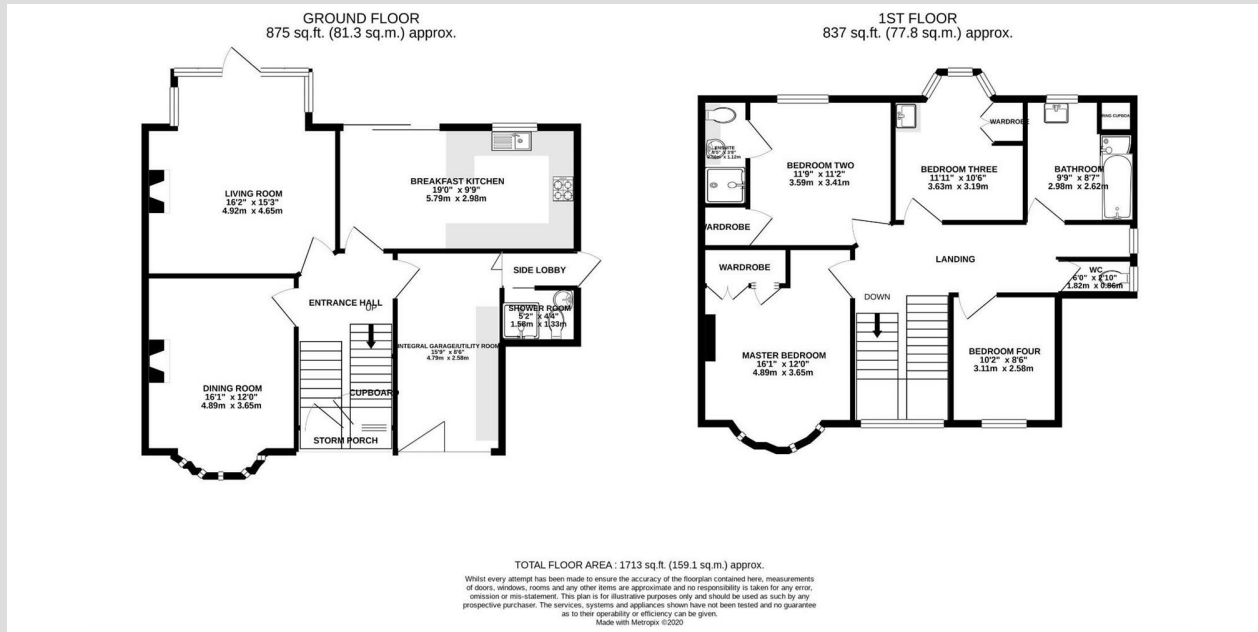
Leaving the City Centre take the A6 London Road, continuing beyond Victoria Park Roundabout. At the cross road traffic lights at the Knighton Road/Stoughton Road junction turn left onto Stoughton Road, continue straight then turn right onto Westminster where the property can be found on the right hand side.

#### Directions

SAT NAV: LE2 2EG



# Floorplans & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>60</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>73</b>
(81-91) <b>B</b>		<b>70</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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