



Fothergill Wyatt
Estate Agents and Chartered Surveyors

**21 Guilford Road,
Leicester, LE2 2RD
Offers Over £605,000**





A delightful five bedroom detached family home situated within the leafy suburb of Stoneygate, offering excellent access to the City Centre, train station and renowned private and public schooling for all ages. Benefitting from a welcoming entrance, large lounge, office, dining room, breakfast kitchen, large utility with downstairs WC, five double bedrooms, the master with stylish ensuite bathroom, family shower room and large private rear garden. Guilford Road is ideally located for everyday amenities such as Leicester University, Victoria Park as well as both Queens Road and Allandale Road shopping parades. EPC E.

- Five Bedroom Detached Home
- Three Reception Rooms
- Modernised Bathrooms
- Large Private Rear Garden
- Tree Lined Stoneygate Street
- Original Features
- Stylish Decor

Entrance Hall

Accessed via a timber door with leaded stained glass inserts, decorative ceiling coving, inset spotlights, dado rail, column radiator, stairs rising to first floor with large cupboard below.

Sitting Room

23'8" x 12'8" (7.23m x 3.87m)
Ceiling light points with decorative ceiling roses, ceiling coving, timber frame bay window with bespoke, solid wood shutters, to front elevation, column radiators, timber frame glazed patio doors to rear elevation, cast iron log burner, ogee skirting boards and oak flooring.

Office

12'2" x 9'8" (3.71m x 2.95m)
Ceiling light point, timber frame bay window with bespoke, solid wood shutters, to front elevation, column radiator, ogee skirting and oak wood flooring.

Dining Room

12'4" x 11'10" (3.76m x 3.61m)
Ceiling light point, ceiling coving, dado rail, timber frame glazed doors to rear garden, radiator and door to:

Breakfast Kitchen

20'0" x 8'4" (6.10m x 2.55m)
Ceiling light point, decorative coving, timber frame windows to both side and rear elevation, a full range of wall and base units with integrated oven and recess and plumbing for dishwasher, roll edge worktops with integrated four ring hob, inset stainless steel sink and drainer with mixer tap over, radiator and door to:

Utility Room

12'6" x 8'5" (3.83m x 2.58m)
Ceiling light point, range of wall and base units, recess and space for washing and dryer, roll edge worktops with inset stainless steel sink and drainer with mixer tap over, radiator and door to side passage.





Downstairs WC

Ceiling light point, Worcester Bosch combi boiler, low flush WC and laminate flooring.

Master Bedroom

13'10" x 12'5" (4.23m x 3.80m)
Ceiling light points, timber frame bay window to front elevation, decorative ceiling coving, bespoke fitted wardrobes providing a wealth of storage, column radiator and door to:

Ensuite

Inset ceiling spotlights, timber frame obscure glazed windows with bespoke, solid wood shutters, to both rear and side elevation, stylish, recently fitted four piece suite with low flush WC, his and hers wash hand basins set within vanity units, double ended free standing bath with chrome tap and handheld shower over, large walk in shower with tiled surround, ceramic tray and both rain and handheld heads, heated towel rail, ogee skirting and tiled flooring.

Bedroom Two

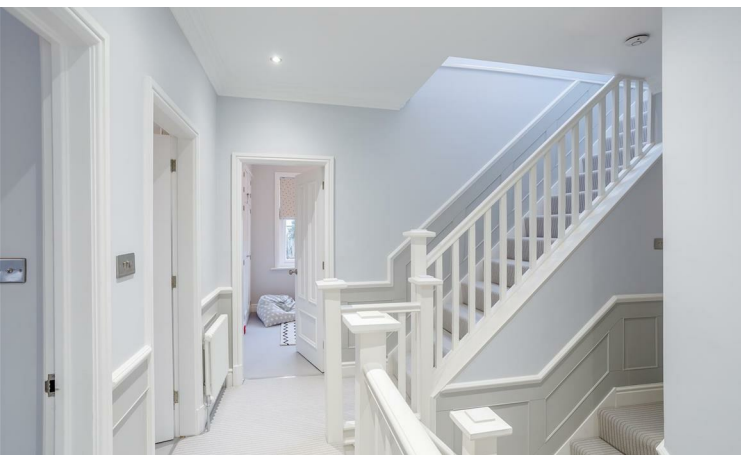
12'8" x 12'3" (3.88m x 3.74m)
Ceiling light point, timber frame bay window to front elevation, large bespoke fitted wardrobes, column radiator and ogee skirting.

Bedroom Three

12'8" x 11'1" (3.88m x 3.39m)
Ceiling light point, timber frame window to rear elevation, dado rail, column radiator and ogee skirting.

Bedroom Four

11'11" x 9'2" (3.65m x 2.80m)
Ceiling light point, timber frame window to rear elevation, fitted wardrobe, column radiator and ogee skirting.



Bedroom Five

30'9" x 12'7" (9.38m x 3.86m)
Inset ceiling spotlights, double glazed Velux windows to rear elevation, radiator, built in shelving and full length eaves storage cupboards.

Shower Room

Inset ceiling spotlights, timber frame obscure glazed window with bespoke, solid wood shutters, to front elevation, contemporary three piece suite with low flush WC, ceramic wash hand basin set within vanity unit, large walk in shower with tiled surround, ceramic tray and rain head, part metro brick tiled walls, heated towel rail and tiled flooring.

Outside

To the front of the property is a brick raised bed with planted shrubs and a paved pathway leading to the front door and timber gate to rear garden. To the rear is a sunny rear garden with a paved patio, large lawn area, planted borders and a brick built out building with glazed timber doors.

Directional Note

Leaving the City Centre take the A6 London Road. Continue beyond the Victoria Park Roundabout remaining on the London Road continue straight over the cross road traffic lights and then take the second left onto Guilford Road where the property can be found on the right hand side. Sat nav ref: LE2 2RD.

Viewings

Viewings are to be strictly by appointment only with Fothergill Wyatt on 0116 2705900. Alternatively, further details can be found on the website and you can register with us at www.fothergillwyatt.com

Directions

SAT NAV: LE2 2RD



Floorplans & EPC

21 Guilford Road, Leicester



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	51	
(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	75	81
(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	





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