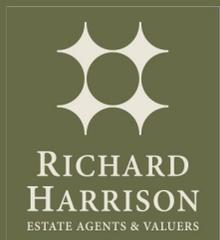




Southernhay Road | | Stoneygate | LE2 3TJ

Guide price £875,000



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**\*\* BEST AND FINAL OFFERS IN WRITING WITH PROOF OF FUNDING  
REQUIRED BY 5PM ON FRIDAY 20TH FEBRUARY \*\***

Situated in a highly regarded address within Stoneygate, just off London Road with easy access to the city centre, this superbly presented property offers extensive accommodation. Being individually architect designed and constructed in the 1960's to an exacting specification on a double width plot, this impressive family home would benefit from some sympathetic modernisation to complement the setting amongst the array of large, individual character homes synonymous with this address. There are numerous post modern features adorning the larger than average rooms. The area benefits from being in close proximity to local shops and schools such as Leicester Preparatory School, High School for Girls and a vast range of Faith Schools. The train station is minutes away with its direct link to London St Pancras in approx 1hr 11mins.

Exceptional Detached Home

Positioned In A Sought After Location

Easy Access to City Centre

Three Reception Rooms

Four Double Bedrooms

Study & 2x En-Suites

Well Presented Garden

Greenhouse & Garden Store Rooms

Triple Garage

No Upward Chain

#### Porch

With impressive double entrance doors leading to the entrance hall.

#### Entrance Hall

A large and impressive hallway with original wood block flooring, leading to all rooms and with a feature staircase rising to the first floor.

#### W/c

Fitted with a low level flush w/c and wash hand basin.

#### Cloakroom

Spacious walk in cloakroom with ample hanging space.

#### Family Room

A well proportioned room with double aspect windows and patio doors to the rear garden. There is a large walk-in understairs storage cupboard.

#### Lounge

A substantial lounge with large bay window and a feature fireplace, along with tiled hearth and surround. A patio door leads to the rear garden.



*"Occupying a premier location"*



#### **Dining Room**

A generous sized room with French doors which open to the rear garden.

#### **Kitchen**

A spacious kitchen with an ample range of wall and base mounted units, and window toward the rear elevation and access to the utility and pantry room.

#### **Pantry**

A well-sized room that contains built-in tiled shelving.

#### **Utility**

Tiled with classic quarry floor tiles, the utility accommodates the washing machine and tumble dryer, alongside a sink basin.

#### **Boiler Room**

Access to the boiler.

#### **Gardeners W/c**

Outdoor W/c with a high level flush and a wash hand basin.

#### **Garden Stores**

Convenient outdoor storage spaces that have access via the rear courtyard.

#### **Greenhouse**

A lean to at the rear of the garden stores.

#### **Triple Garage**

An exceptionally large triple garage with electric roller doors, power and light points. This space lends itself to a possible conversion into a self contained annexe, with potential to utilise the adjoining stores, subject to planning.

#### **First Floor Landing**

A large landing with access to all rooms.

#### **Bedroom 1**

A well proportioned room with windows to the rear elevation.

#### **En-Suite**

A three-piece bathroom featuring a twin wash hand basin, low level flush W/c, bath and a shower cubicle.

#### **Bedroom 2**

A spacious double bedroom with fitted wardrobes and windows toward the front elevation, with a feature arched French window.

#### **En-Suite**

A two-piece suite with a low flush W/c and wash hand basin, with a porthole window.

#### **Bedroom 3**

A spacious double bedroom with windows toward the rear elevation, a wash hand basin and a fitted wardrobe unit.

#### **Bedroom 4**

A good-sized bedroom with a wash hand basin with a built in wardrobe unit and windows to the rear and side.

#### **Study**

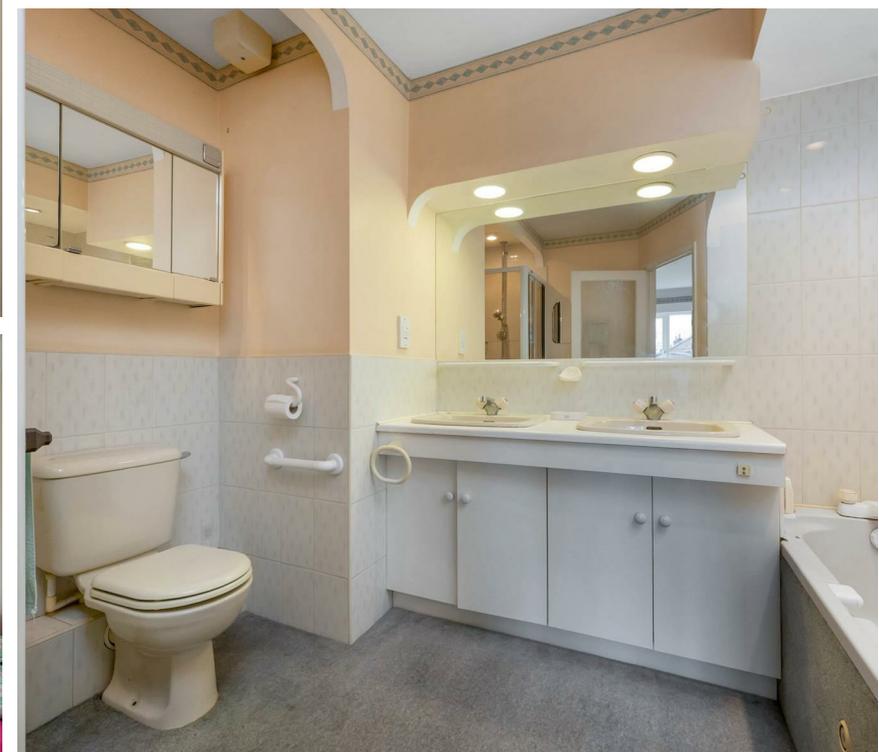
A small room ideal for use as a study or nursery, with a window to the side.

#### **W/c**

Tiled walls with a low flush W/c.

#### **Shower Room**

A walk in shower with bifold doors and wash hand basin. Also with a large fitted cupboard.



## Outside

Featuring a substantial front garden incorporating an in-out driveway, with access to the triple garage. The beautifully landscaped south facing rear garden is immaculately kept with lawns, borders and a variety of mature shrubs, plants and trees.

## The Area

The area benefits from being in close proximity to local shops and schools such as Leicester Preparatory School, High School for Girls and a vast range of Faith Schools. The renowned 'The Leicestershire Tennis and Squash Club' is nearby, as is the train station, minutes away with its direct link to London St Pancras in approx 1hr 11mins.

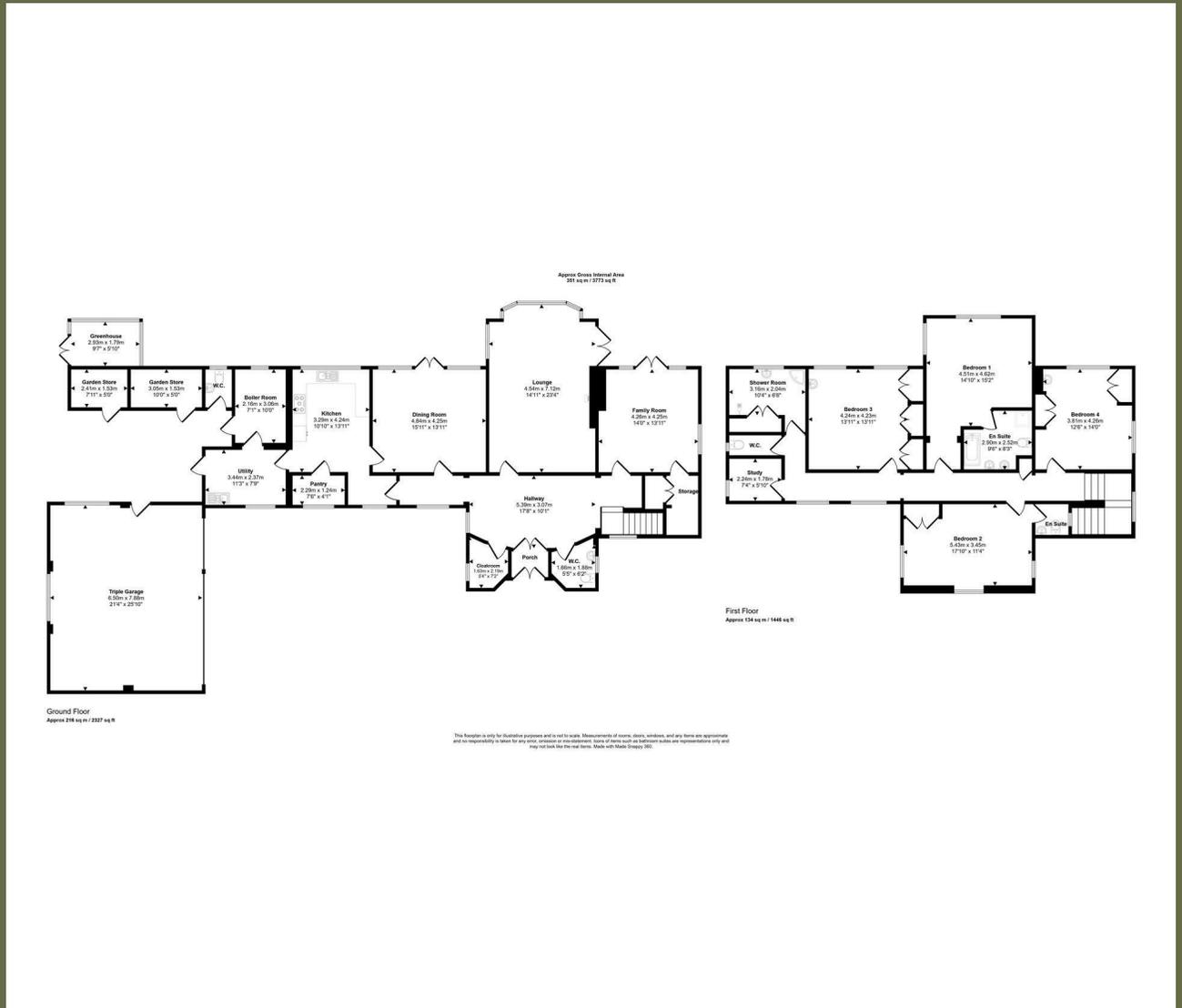
## Extra Information

- Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.
- Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
- Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
- Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
- DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
- Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
- Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: [https://checker.ofcom.org.uk/en\\_gb/broadband-coverage](https://checker.ofcom.org.uk/en_gb/broadband-coverage)
- To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>
- Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
- Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
- Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.



*"Substantial,  
flexible  
accommodator*





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

16 Churchgate  
Loughborough  
Leicestershire  
LE11 1UD  
01509 977 889  
sales@richard-harrison.co.uk