



JAMES
SELICKS

52 HOLMFIELD ROAD
STONEYGATE, LEICESTER

SALES LETTINGS SURVEYS MORTGAGES



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52 Holmfield Road

Stoneygate
Leicester
LE2 1SA

A stunning and spacious property built in 1925, occupying a fantastic deep plot. This fine family home has been meticulously upgraded and extended in recent years but retains many original character features.

Entrance porch | large entrance hall | cloakroom with WC | front sitting room | study/family room | extended rear sitting room | spacious kitchen diner | utility room | four first floor bedrooms | en-suite shower room | family bathroom | additional WC | extensive boarded attic space | driveway | single garage | brick built bike shed to side | large lawned rear gardens | EPC – D

LOCATION

Holmfield Road is located just off the London Road within easy walking distance of Victoria Park, the fashionable Queens Road, Allandale Road and Francis Street shopping parades, and Leicester city centre and mainline railway station, as well as excellent local schooling available within the area.

ACCOMMODATION

An oak front door leads into a porch with polished stone flooring and a window to the side. A large entrance hall with oak flooring houses a modern cloakroom with WC and hand basin, indoor access to the garage and an understairs cupboard with recently installed Wilson intruder alarm. The oak-panelled front sitting room has a tiled fireplace with mahogany surround, oak flooring, a double glazed bay window to the front and an original leaded stained glass window to the side. The study/family room has fitted bookshelves and two windows to the side. The extended rear sitting room has a gas living flame effect fire with marble back and mahogany surround, leaded stained glass window to the front, four double glazed Velux rooflights, hardwood double glazed doors and full length windows to rear. The kitchen/diner has an excellent range of maple and beech units with granite and Corian preparation surfaces, a Neff double oven, further combination oven, induction hob, extractor unit with external motor, two dishwashers, integrated fridge and freezer, double sink, tiled flooring with underfloor heating, glazed double doors to the side, seven double glazed Velux rooflights and two windows to the rear. The utility room has a ceramic Belfast sink, beech worktop, two 4-lath pulley clothes airers, wall mounted extractor fan on programmable timer, Worcester Bosch wall mounted boiler, shelving to ceiling, window and door to the side and space for washing machine and tumble dryer.





A dogleg staircase leads to the first floor landing which has a leaded stained glass window to the rear elevation and provides access via a loft ladder to a large floored attic (potentially suitable for conversion to a further bedroom with en-suite, subject to the necessary planning consents) which is currently used as a teenagers' music and pool table space. The master bedroom has built-in wardrobes with cupboards over, windows to the front and side and an en-suite shower room with WC, basin with vanity unit and cupboards under, walk-in mains pressure doorless shower enclosure, heated towel rail and window to the side. Bedroom two has built-in shelving, cupboards, and windows to front and rear. Bedroom three has a window to the front. Bedroom four has built-in wardrobes with cupboards over and a window to rear. The bathroom has electric underfloor heating, a WC, inset wash hand basin with bespoke solid oak vanity unit and cupboards under, panelled bath with shower attachment, walk-in mains pressure doorless shower enclosure, bespoke solid oak airing cupboard, plumbed and electric heated towel rail and double glazed window to the side. An additional upstairs cloakroom provides a WC and sink with bespoke solid oak cupboard under, a plumbed heated towel rail and double glazed window to the side.



OUTSIDE

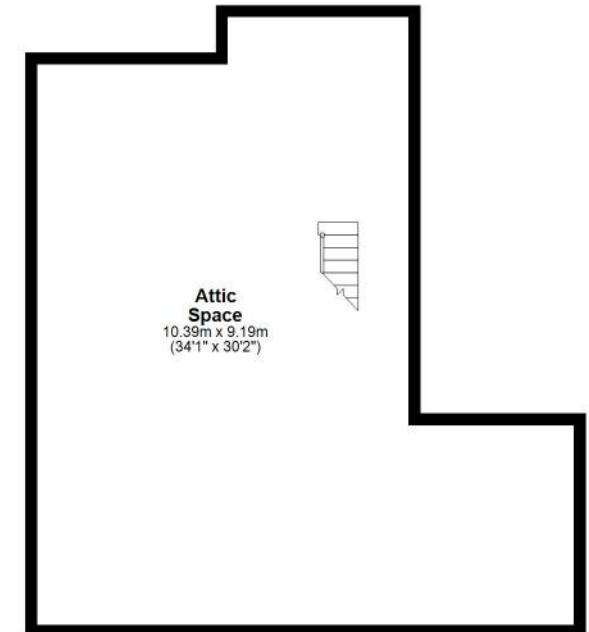
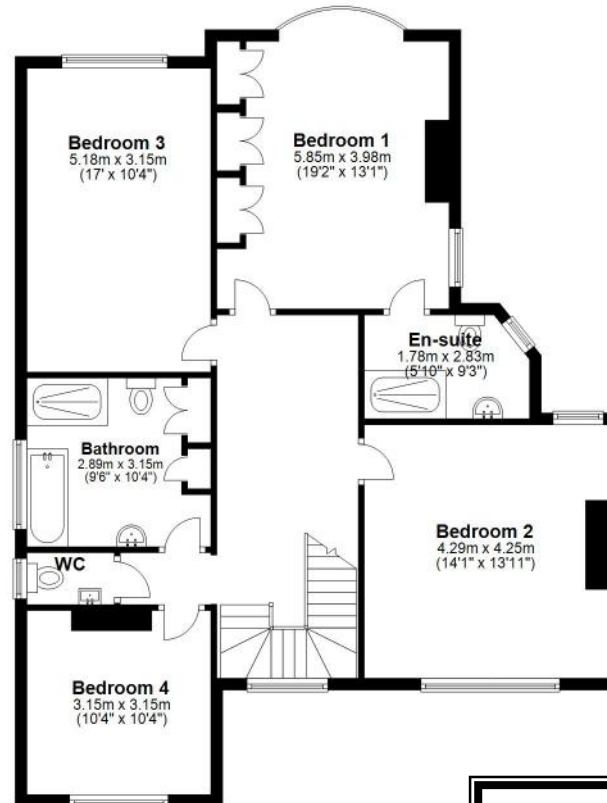
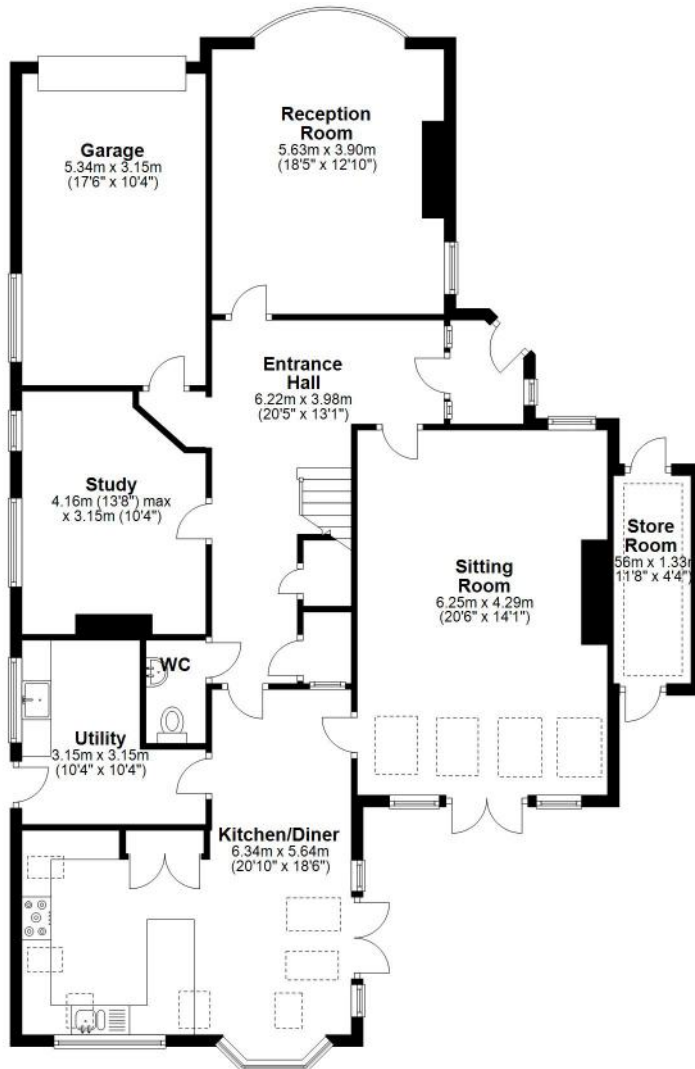
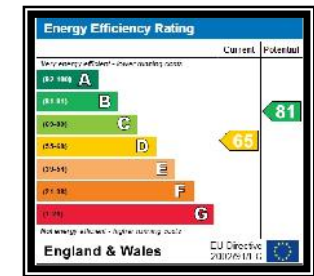
To the front of the property is a gravelled driveway providing off street car standing for 3 to 4 vehicles leading to a single garage currently used for workshop, gym equipment and shelved storage. To the side of the property is a brick built bike shed. To the rear of the property is a large paved patio, deep lawned gardens with mature trees, planted borders and a large greenhouse with shed to rear.

DIRECTIONAL NOTE

Proceed out of Leicester via the A6 London Road in a southerly direction passing over the Victoria Park Road roundabout and taking the third left hand turning onto Holmfield Road where the property can be located some way down on the left hand side.







52 Holmfield Road, Stoneygate, Leicester LE2 1SA

Total Approximate Gross Internal Floor Area = 3158 SQ FT / 293SQ M

Measurements are approximate.

Not to scale.

For illustrative purposes only.



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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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