

JAMES SELICKS

23 ALEXANDRA ROAD

STONEYGATE, LEICESTER



23 Alexandra Road
Stoneygate
Leicester
LE2 2BB

An attractive Victorian three-storey villa boasting spacious accommodation and beautiful original features, positioned on a leafy and quiet tree-lined Victorian road in the heart of the fashionable suburb of Stoneygate.

Entrance hall • cloakroom • three reception rooms • kitchen • utility room • basement • three first floor bedrooms • bathroom • separate WC • two second floor bedrooms • gated front forecourt • attractive walled courtyard rear garden • EPC - E

Location

Alexandra Road is a quiet location, despite being just off the A6 London Road and Stoneygate Road, offering excellent access to the city centre, professional quarters and mainline railway station. Popular local state and private schooling is nearby, as are the fashionable Allandale Road/Francis Street shopping parades in Stoneygate, providing a range of trendy bars and boutiques, the Queens Road shopping parade in Clarendon Park, green space at Victoria Park and the historic New Walk, a Georgian pedestrian promenade leading into the city.

Accommodation

The property is entered via an entrance vestibule with original tiled flooring and dado rails with a stained and leaded glazed inner door leading to the entrance hall, having original floor tiling, decorative ceiling coving, housing the stairs to the first floor and a cloakroom with a two piece suite. The front reception room has a bay window to the front, a feature marble fireplace with an ornate cast iron inset real flame effect gas fire, decorative ceiling rose, coving and picture rails and polished, stripped floorboards. The rear reception room has a feature cast iron fireplace with tiled inserts and a real flame effect gas fire, decorative ceiling coving, rose and picture rails, polished stripped floorboards and a door with windows either side leading to the rear garden. The third reception room has a window to the side, an AGA set within a chimneybreast recess with a built-in cupboard to the side, inset ceiling spotlights, slate tiled flooring and is open to the kitchen, having a window to the side, a range of stainless steel preparation surfaces and shelving, stainless steel sink and drainer unit, white appliance space, slate tiled flooring and houses the wall mounted boiler. The utility room has a door to the side, tiled flooring and provides plumbing for an automatic washing machine. The Basement is perfect for many uses, having built-in storage, inset ceiling spotlights and a uPVC double glazed window to the front.

To the first floor is a split level landing providing access to the loft space and housing the stairs to the second floor. The master bedroom has a bay window and further window to the front, an ornate cast iron fireplace with tiled insert and hearth and ceiling coving. Bedroom four has a window to the rear, a wooden fireplace with a cast iron fire, tiled insert and hearth. The contemporary bathroom has a window to the side, a wall mounted wash hand basin with mixer tap, mirror and lights above, an oval freestanding bath with shower attachment and a walk-in shower enclosure with fixed rainforest and flexible shower heads, heated chrome towel rail, fully tiled walls and tiled flooring. A separate WC with window provides a high flush suite. Bedroom five has a window to the rear and a cast iron fireplace.





To the second floor is a landing with a double glazed skylight window to the rear. Bedroom two (part restricted head height) has a window to the front and boasts a fantastic range of built-in wardrobes cupboards. Bedroom three (part restricted head height) has a window to the rear and a wooden fireplace with inset cast iron fire.

Outside

To the front of the property is a gated, walled forecourt. To the rear of the property is an attractive walled, paved courtyard garden with a variety of shrubs and plants and gated access to a rear pedestrian entry providing bin storage and access to Alexandra Road.

Directional Note

Proceed out of Leicester via the A6 London Road, passing over the Victoria Park roundabout and eventually taking a left hand turn into Alexandra Road where the property can be located on the left hand side.

Tenure: Freehold

Local Authority: Leicester City Council

Tax Band: D

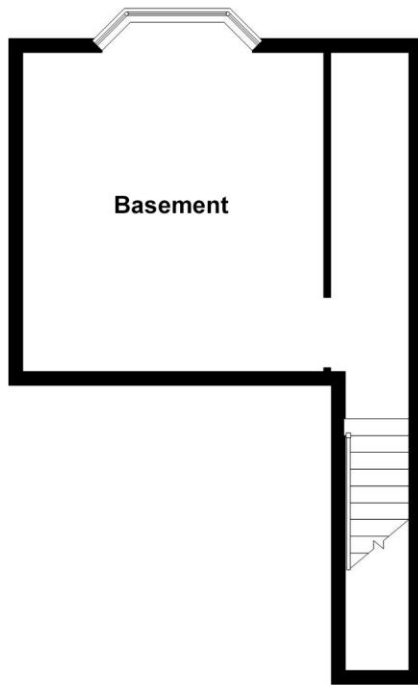
Satnav Information

23 Alexandra Road, Stoneygate, Leicester LE2 2BB

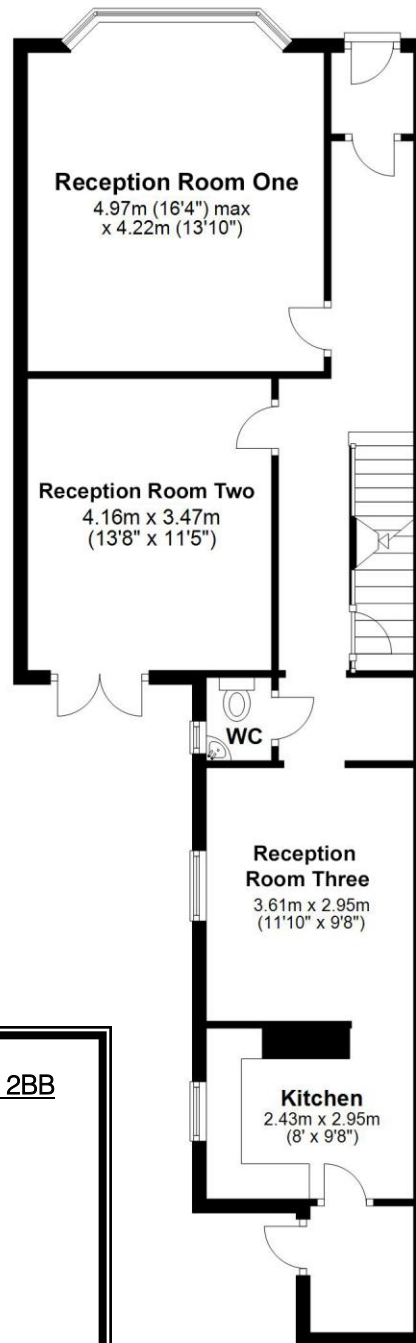








Basement



Reception Room One

4.97m (16'4") max
x 4.22m (13'10")

Reception Room Two

4.16m x 3.47m
(13'8" x 11'5")

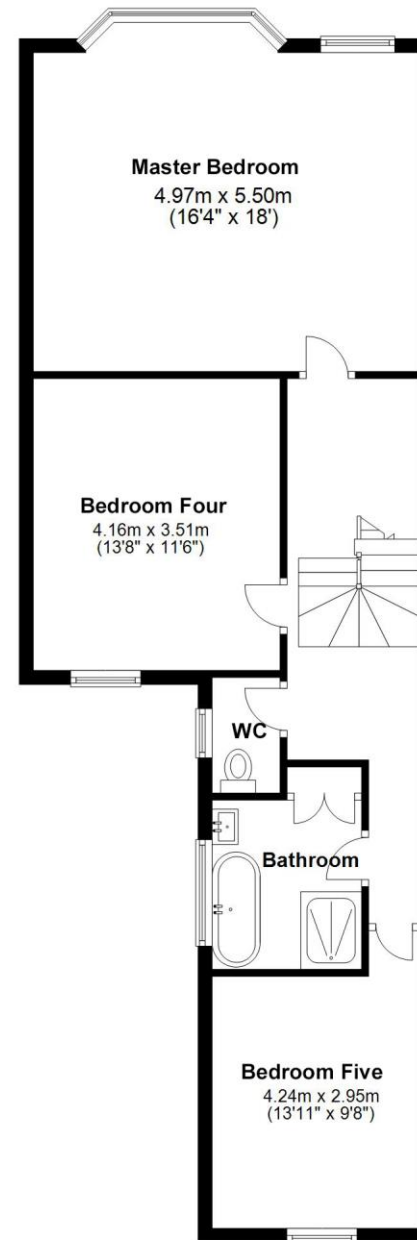
WC

Reception Room Three

3.61m x 2.95m
(11'10" x 9'8")

Kitchen

2.43m x 2.95m
(8' x 9'8")



Master Bedroom

4.97m x 5.50m
(16'4" x 18')

Bedroom Four

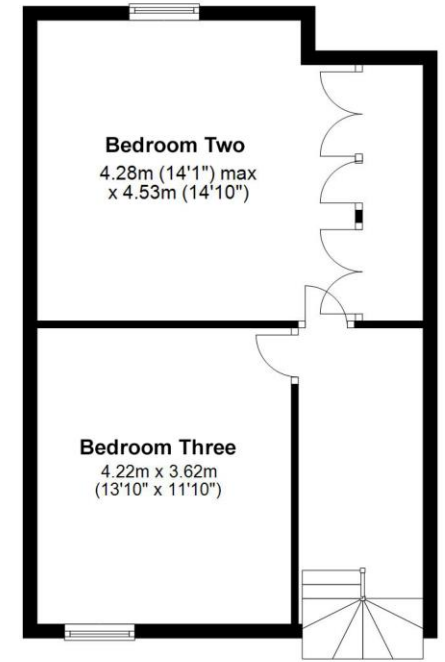
4.16m x 3.51m
(13'8" x 11'6")

WC

Bathroom

Bedroom Five

4.24m x 2.95m
(13'11" x 9'8")



Bedroom Two

4.28m (14'1") max
x 4.53m (14'10")

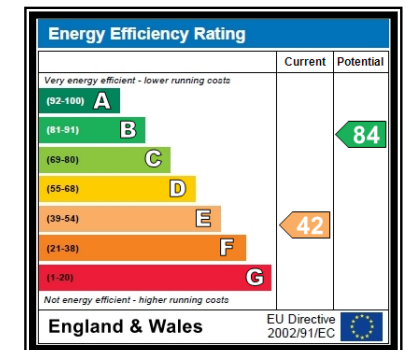
Bedroom Three

4.22m x 3.62m
(13'10" x 11'10")

23 Alexandra Road, Stoneygate, Leicester LE2 2BB

Approximate Gross Internal Floor Area
2381 SQ FT / 221 SQ M

Measurements are approximate.
Not to scale.
For illustrative purposes only.



Leicester Office
56 Granby Street
Leicester
LE1 1DH
0116 2854554
info@jamesselicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamesselicks.com



Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Measures 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.



JAMES
SELICKS

Leicester • Market Harborough • Oakham • London

SALES • LETTINGS • SURVEYS • MORTGAGES