



Morland Avenue, Stoneygate

£750,000

A SIX BEDROOM traditional style semi-detached property having GENEROUS SIZED accommodation over three floors to include a cellar. Enjoying much of its ORIGINAL CHARACTER with period features.



0116 274 5544





Entrance Hall

With ceiling coving, wooden floor, stairs to first floor, alarm panel, radiator.

Ground Floor WC 6' 9" x 4' 4" (2.06m x 1.32m)

With window to the side elevation, wash hand basin, low-level WC, part wood panel wall, vinyl floor.

Cellar

Room One 26' 0" x 6' 1" (7.92m x 1.85m)

With lighting, access to room two.

Room Two 17' 8" x 14' 6" (5.38m x 4.42m)

With meters, lighting, radiator.

Sitting Room 19' 0" x 14' 4" (5.79m x 4.37m)

Measurements into bay window and recess. With part secondary double glazed bay window to the front elevation, ceiling cornice, ceiling rose, living flame effect gas fire with fire surround and hearth, two radiators.

Reception Room Two 14' 4" x 13' 0" (4.37m x 3.96m)

With French doors to the rear elevation, ceiling coving, living flame effect gas fire and hearth, wooden floor, radiator.

Lobby

With door to the side elevation, laminate floor.

Reception Room Three 13' 1" x 10' 5" (3.99m x 3.18m)

With sash window to the side elevation, original storage cupboard, ceiling rose, traditional style radiator.



Kitchen Breakfast Room 21' 7" x 10' 3" (6.58m x 3.12m)

With French doors to rear garden two windows to the side elevation, sink and drainer unit with a range of wall and base units with work surface over, gas cooker point, built-in dishwasher, built-in washing machine, tiled floor, traditional style radiator.

First Floor Split Level Landing

With window to the side elevation, storage cupboard, traditional style radiator.

Bedroom One 20' 0" x 19' 1" (6.10m x 5.82m)

Measurements into bay window and recess. With part secondary double glazed bay window to the front elevation, traditional style fireplace with fire surround, three radiators.



Bedroom Two 14' 4" x 13' 1" (4.37m x 3.99m)

With window to the rear elevation, traditional style fireplace with fire surround, wardrobe, radiator.

Bedroom Three 10' 6" x 8' 7" (3.20m x 2.62m)

With double glazed window to the rear elevation, traditional style fireplace, radiator.



Bathroom 12' 0" x 7' 3" (3.66m x 2.21m)

With window to the side elevation, roll top bath, separate tiled shower cubicle, low-level WC, wash hand basin, traditional style fireplace, wood effect floor, traditional style radiator, further radiator with towel rail.







SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

Separate WC 4' 4" x 3' 2" (1.32m x 0.97m)

With window to the side elevation, high flush WC, wooden floor.

Second Floor Landing

With two windows to the side elevation, loft access having pull down ladder leading to partly boarded loft with velux window, radiator.

Bedroom Four 20' 0" x 14' 0" (6.10m x 4.27m)

With window to the front and side elevations, traditional style fireplace and fire surround, two radiators.

Bedroom Five 14' 4" x 13' 0" (4.37m x 3.96m)

With window to the rear elevation, traditional style fireplace with fire surround, radiator.

Bedroom Six 17' 0" x 10' 6" (5.18m x 3.20m)

With double glazed window to the rear elevation, fitted wardrobes, built-in cupboard, traditional style fireplace, radiator.

Front Garden

With hedging.

Rear Garden

Attractive established rear garden with a southerly aspect, paved patio area, further paved area to the side, lawn, flowerbeds and shrubs, hedging and fencing to perimeter, outside lighting, gate to side access.

Driveway 1 vehicle

Garage 1 vehicle

Further driveway leading to a single garage to the right hand side as you look at the house, the second of the garages on the right hand side, with fold open doors to the front elevation.



FLOOR 3

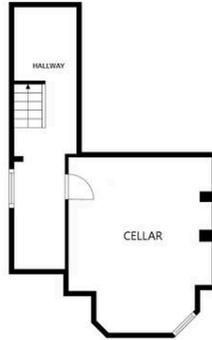
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FLOOR 4

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FLOOR 1

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The property is well located for everyday amenities and services, including local public and private schooling together with nursery day-care, Leicester City Centre and the University of Leicester, Leicester Royal Infirmary and Leicester General Hospital. Within a short distance you'll find Victoria Park together with shopping parades in both Stoneygate and neighbouring Clarendon Park with their specialist shops, bars, boutiques and restaurants.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

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