

JAMES SELLICKS

9 RIDGWAY ROAD

STONEYGATE
LEICESTER
LE2 3LH



A beautifully presented and recently refurbished six-bedroom detached family home, offering stylish, ready-to-move-into accommodation designed with modern family living in mind.

This impressive home combines generous proportions with high-quality finishes throughout, making internal inspection essential to fully appreciate all that is on offer.

Entrance hall • cloakroom • ground floor bedroom & en-suite • sitting room • dining room • contemporary living kitchen • principal bedroom & en-suite • four further bedrooms • shower room • family bathroom • driveway • landscaped, family-friendly rear garden • EPC - C

Location

Stoneygate is renowned for its attractive tree-lined streets, quality homes and excellent connectivity to the city centre, professional quarters and mainline railway station. The area is particularly well served by both highly regarded state and private schooling, many within walking distance, with further options available at Oakham, Uppingham and Oundle. A wide range of leisure facilities are close by, along with the vibrant shopping and café culture of Allandale Road, Francis Street and Queens Road in neighbouring Clarendon Park.

Accommodation

A smart front door opens into a bright and welcoming entrance hall, setting the tone for the rest of the home, with stylish porcelain tiled flooring, a useful cloaks cupboard and stairs rising to the first floor. A ground floor cloakroom is fitted with a contemporary two-piece suite.

An inner lobby leads to a generously sized ground floor bedroom suite, ideal for guests, multi-generational living or a home office. This well-appointed space benefits from built-in wardrobes and a sleek, modern en-suite shower room finished with quality tiling and fittings.

The sitting room provides an elegant yet comfortable space to relax, centred around a feature fireplace, with patio doors opening directly onto the garden, seamlessly connecting indoor and outdoor living. A separate dining room, with a bay window overlooking the garden, offers the perfect setting for both everyday meals and entertaining.

At the heart of the home is the stunning refitted living kitchen, thoughtfully designed for modern lifestyles. Featuring an extensive range of contemporary units, complemented by marble work surfaces and splashbacks, this space is as practical as it is stylish. Integrated appliances include an AEG double oven, five-ring hob with extractor, dishwasher and fridge-freezer. A central island provides a sociable breakfast bar, ideal for casual dining, while a further bay window and direct access to the garden enhance the light-filled, open feel.

To the first floor, a galleried landing leads to the bedroom accommodation. The principal bedroom is a superb retreat, complete with an extensive range of fitted wardrobes and a well-appointed en-suite shower room.

Four further bedrooms offer excellent versatility for growing families, guests or home working, many benefiting from fitted furniture. A modern shower room and a well-finished family bathroom serve these rooms, ensuring convenience for busy households.







Outside

To the front, the property enjoys a neat, well-kept frontage with established planting and a block paved driveway providing ample off-road parking.

To the rear, the property boasts a thoughtfully arranged, fully enclosed garden designed for both relaxation and family enjoyment. Featuring a combination of lawn, paved pathways and patio areas, along with a covered decked seating space, it offers the perfect setting for outdoor dining, entertaining or unwinding. With well-planted borders and a practical layout, this is a wonderfully usable, low-maintenance garden ideal for modern family life.

Tenure: Freehold.

Listed Status: None.

Conservation Area: None.

Local Authority: Leicester City Council

Tax Band: F

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Unknown.

Construction: Believed to be standard.

Wayleaves, Rights of Way & Covenants: None our Clients are aware of.

Flooding issues in the last 5 years: None our Clients are aware of.

Accessibility: Two-storey property, no specific accessibility modifications made.

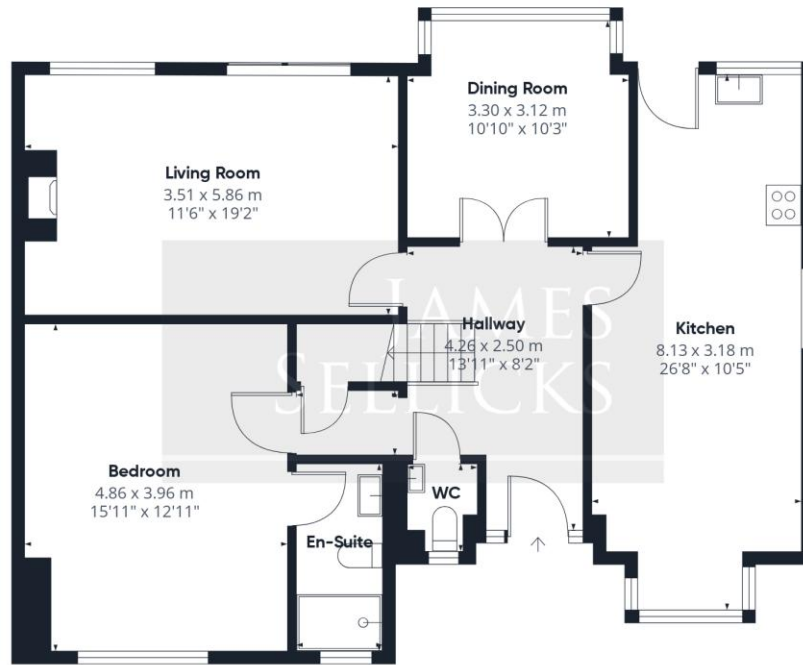
Planning issues: None our Clients are aware of.



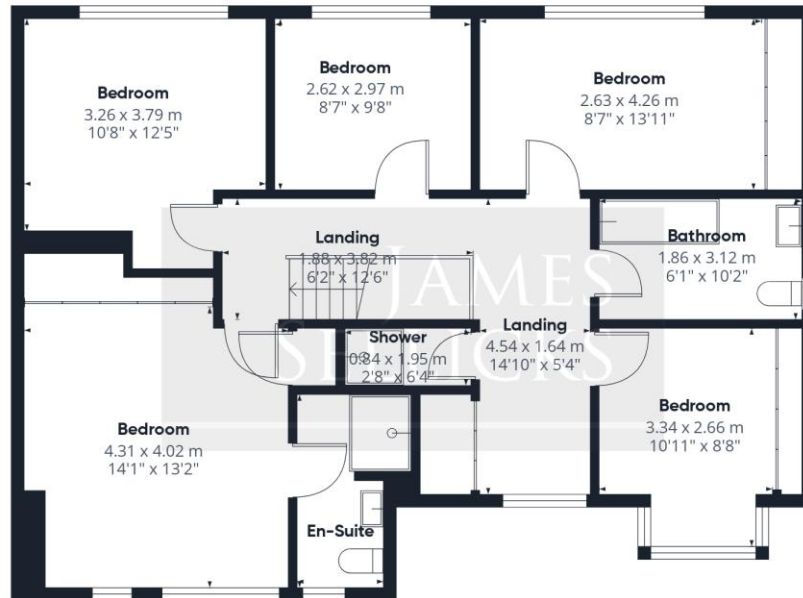




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		75	79
EU Directive 2002/91/EC			



Floor 1



Floor 2



Approximate total area⁽¹⁾
 180.3 m²
 1940 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

