

JAMES
SELICKS



4 MORLAND AVENUE

STONEYGATE, LEICESTER

SALES LETTINGS SURVEYS MORTGAGES



4 Morland Avenue

Stoneygate
Leicester
LE2 2PE

A stunning five/six bedroom Edwardian detached property sitting on an unusually large plot, having been lovingly refurbished by the current owners over a number of years and now providing a wonderful family home with handsome accommodation over three floors including a refitted dining kitchen, a superb master bedroom suite and beautiful deep gardens.

Entrance hall | inner lobby | cellar | dining room | sitting room | dining kitchen | utility room | cloakroom | gym/garage | first floor landing | four bedrooms | study | bathroom | separate WC | second floor landing master bedroom | dressing area | bathroom | neat front gardens | car standing | deep mature rear gardens | EPC - D

LOCATION

Morland Avenue was constructed circa 1904 to the designs of renowned Leicester architects Stockdale Harrison and was set out for the landowner Sir Israel Hart, a local councillor and subsequent city mayor. It remains one of the city's finest examples of individually designed early 20th century suburban residential architecture, and today enjoys an excellent sense of community.

Stoneygate has long been regarded as one of the most favoured locations within the County, its popularity derived not only from the mixture of housing stock but also ease of access to popular schooling in both the state and private sector, a wealth of leisure and recreational facilities, niche shopping along Queens Road and Allandale Road, and Leicester city centre with its professional quarters and mainline railway station are within a twenty-minute commute. The area is particularly popular with academics and those in the medical profession as the location is conveniently located for the hospitals and universities.

ACCOMMODATION

The property is entered via a storm porch and original oak front door leading into a reception hall with an original leaded window to the front, cast iron radiator, picture rail and original oak flooring, housing the return staircase to the first floor. The dining room has a bay window to the front, picture rail, built-in storage cupboard and herringbone oak flooring. The sitting room has a bay window to the rear, picture rail, a feature wood fireplace with an inset cast iron log burner, striped floorboards. The fantastic refitted dining kitchen boasts an excellent range of contemporary eye and base level units and soft-closing drawers with quartz preparation surfaces, a one and a quarter bowl undermounted sink and drainer unit with Quooker boiling water tap, Siemens double oven, Siemens integrated dishwasher, wine rack, pan drawers and carousel unit, a larder cupboard with built-in shelving and power, herringbone flooring and a window and French doors to the rear. A utility room has an original door with window above to the side, an original fireplace (currently used as shelving) a Butler's sink with Chef's mixer tap and oak worktops either side and storage beneath, a cupboard housing the wall mounted boiler and tank, door to the gym, spotlighting and quarry tiled floor. A ground floor cloakroom with a window to the front provides a low flush WC and wash hand basin and a useful storage cupboard. An inner lobby provides access to the cellar with power, providing excellent storage space.





The first floor landing houses the return staircase to second floor and a linen cupboard. Cloakroom with low flush WC, a window to the front and stripped floorboards. Bedroom two has a window to the front, built-in wardrobes and stripped floorboards. Bedroom three has a window to the rear and picture rail. Bedroom four has a window to the rear, picture rail, wash hand basin with cupboard under. Bedroom five has a window to the rear, built-in cupboard and picture rail. The study has two windows to the front, a built-in storage cupboard with window and oak flooring. The family bathroom has a window to the front, a contemporary freestanding stone resin bath, double shower cubicle with rainforest and personal shower heads, wash hand basin, built-in shelving, spotlights, heated chrome towel rail, part tiled walls and tiled floor.

The second floor landing has two Velux windows to side and two to the rear, exposed brickwork, spotlighting, access via ladder to a perfect reading nook and a dressing area with a built-in dressing table and three sets of built-in wardrobes, a contemporary radiator and oak flooring. The superb master bedroom suite has a wood framed double glazed window to the front and two Velux windows to the rear, exposed brick and timberwork, eaves storage, two contemporary radiators, oak flooring and a stunning en-suite bathroom with a window to the front and a Velux window to the rear, contemporary freestanding bath, low flush WC, a double shower cubicle and wash hand basin set into an oak plinth with cupboards beneath.



OUTSIDE

To the front of the property are neat gardens and car standing leading to double wooden doors to a former garage (currently used as a gym). The fantastic, large deep mature rear garden is a principal feature of the property, having a fabulous raised, decked entertaining area, a variety of further pleasant patio seating areas, pergolas, a large shaped lawn with floral, shrub and herbaceous borders, secret vegetable garden with raised beds, former pond, random paved pathways, a delightful array of mature trees, shrubs and plants, a greenhouse, two wooden sheds, fenced and hedged boundaries.

DIRECTIONAL NOTE

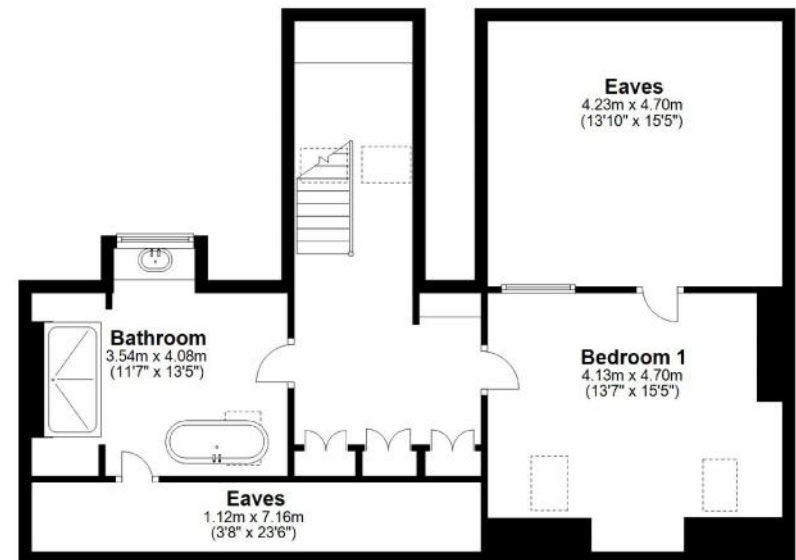
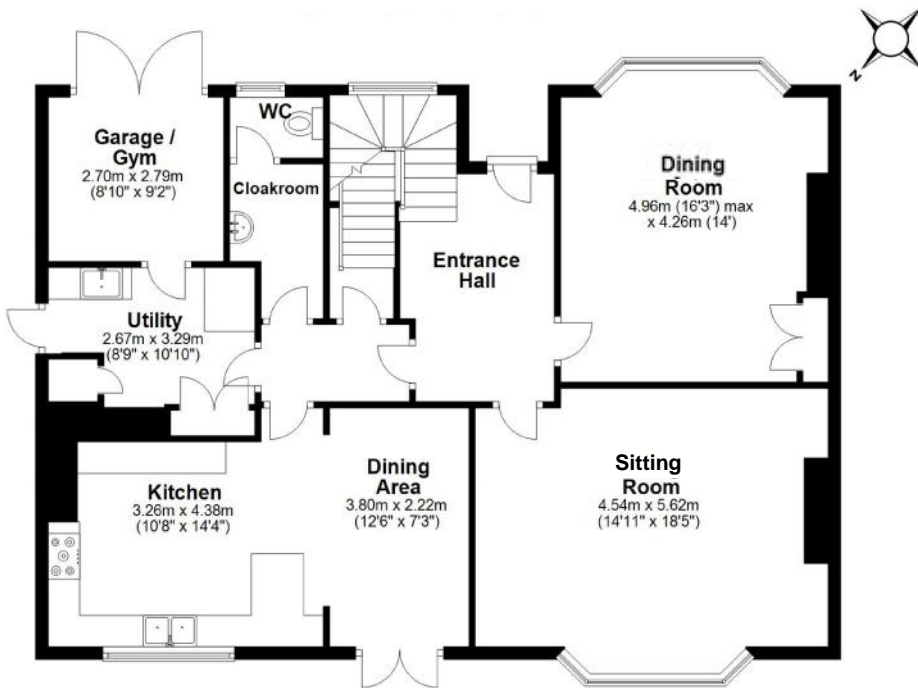
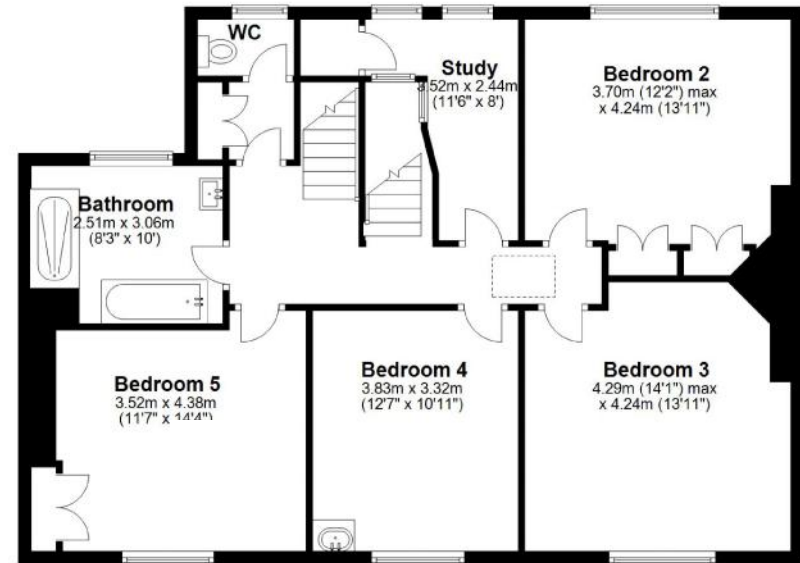
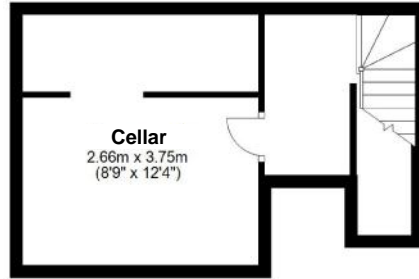
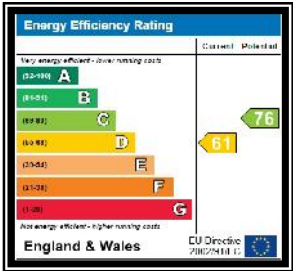
Proceed out of Leicester via the A6 London Road in a southerly direction eventually taking a left hand turn just before the Oadby Racecourse roundabout into Morland Avenue where the property may be found a little way up on the right hand side, as indicated by the Agent's "For Sale" sign.





4 Morland Avenue, Stoneygate, Leicester LE2 2PE

Total Approximate Gross Internal Floor Area = 3269 SQ FT / 303 SQ 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.