

JAMES
SELICKS

22 SACKVILLE GARDENS

STONEYGATE
LEICESTER LE2 3TH



A superb and spacious family home, offering approximately 2,300 sq. ft. of accommodation over two floors and occupying a fantastic plot approaching 0.3 acres, situated on a quiet cul-de-sac in the heart of Stoneygate.

Superb four bedroom detached family home • fantastic plot • quiet cul-de-sac • generous sitting room overlooking rear garden • open-plan dining kitchen & family room • family bathroom & separate shower room • large in-and-out driveway & double garage • superb home office & established rear gardens • EPC - C

Accommodation

The property is entered through a contemporary wooden front door into an entrance porch. A glazed inner door leads into the entrance hall, with wooden flooring, a cast iron radiator and staircase rising to the first floor. The ground floor cloakroom is fitted with a low flush WC and wash hand basin with storage beneath, complemented by tiled walls and flooring and a heated chrome towel rail. The sitting room is a particularly generous reception space, with a window to the front elevation and sliding patio doors overlooking and providing access to the rear garden. A feature fireplace with an inset living flame effect electric fire provides a focal point, while French doors connect the room with the family room.

At the heart of the house is the spacious open-plan dining kitchen and family room. The kitchen is fitted with an excellent range of eye and base level units and drawers with quartz preparation surfaces, incorporating a one-and-a-quarter bowl stainless steel sink and drainer with chef's tap. Appliances include a four-ring induction hob with extractor over, Neff double oven, integrated Panasonic microwave and Bosch dishwasher, with space for a fridge. A door provides direct access to the garage. The adjoining dining area has patio doors opening onto the rear garden and flows directly into the family room, creating an excellent everyday living and entertaining space with pleasant views over the garden.

A return staircase leads to the landing, providing access to the mainly boarded loft which is thought to offer potential for conversion to provide additional accommodation, subject to the necessary consents). The principal bedroom is positioned to the rear and benefits from an extensive range of fitted wardrobes, cupboards, shelving and bedroom furniture. Bedroom two, also overlooking the rear garden, has a comprehensive range of fitted wardrobes, cupboards, desk and drawers. There are two further bedrooms, both with fitted storage, together with a spacious family bathroom comprising a panelled bath with shower attachment, wash hand basin with storage beneath, bidet and WC. A separate shower room provides a double shower enclosure, wash hand basin and WC.

Outside

To the front is a large block-paved in-and-out driveway providing ample off-road parking for several vehicles, with gated pedestrian access leading to the rear. A double garage with an electrically operated up-and-over door, power and lighting offers space for two vehicles. A useful utility area provides a sink with hot and cold water, plumbing and space for a washing machine and tumble dryer, additional appliance space and a door directly into the kitchen.

Located behind the garage is an excellent **home office**, providing a substantial and versatile additional space and offering potential for use as a fifth bedroom (subject to necessary consents). The established rear garden is a particularly attractive feature, predominantly laid to lawn with mature planted borders and an array of established trees and shrubs. A large sandstone patio provides an excellent outdoor entertaining area, with two timber sheds and fenced and hedged boundaries completing this generous and private garden.







Location

Sackville Gardens is an attractive and peaceful cul-de-sac situated just off the A6 London Road, in the heart of Stoneygate, one of Leicester's most established and highly regarded residential suburbs.

The property is conveniently positioned approximately two miles south of Leicester city centre, which offers an extensive range of shopping and leisure facilities, the Professional and Cultural Quarters and a mainline railway station with services to London St Pancras. Closer to home, the popular Francis Street and Allandale Road shopping parades offer an excellent selection of independent shops, cafés and restaurants, while a good choice of both state and private schooling is available within the surrounding area.

Tenure: Freehold.

Listed Status: None.

Conservation Area: None.

Local Authority: Leicester City Council, **Tax Band:** G

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

Broadband delivered to the property: Fibre, speed unknown.

Construction: Believed to be standard, cavity wall.

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

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

Planning issues: None our Clients are aware of.

Accessibility: No specific accessibility modifications made.





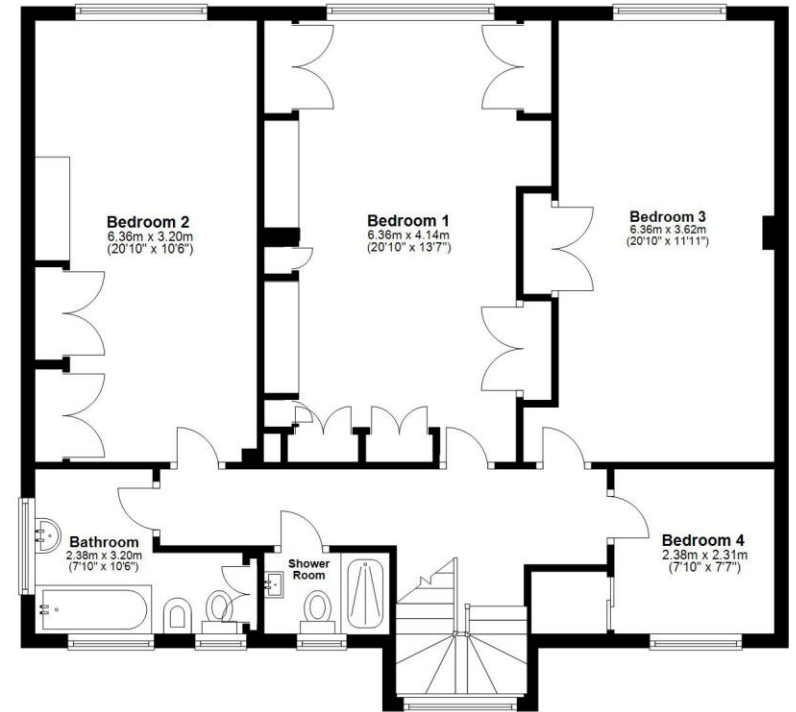
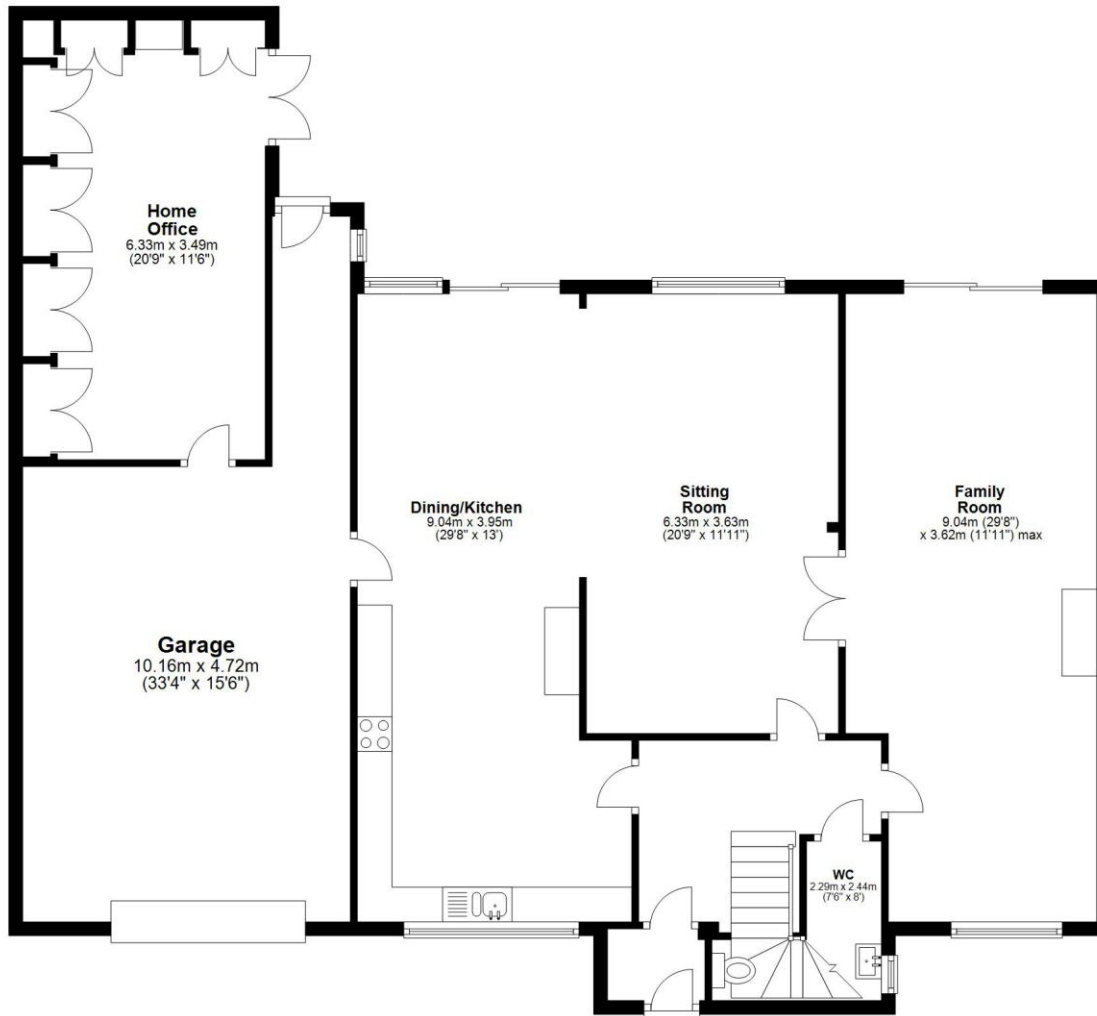


22 Sackville Gardens, Stoneygate, Leicester LE2 3TH

Total Approximate Gross Internal Floor Area = 2354 SQ FT / 218 SQ M

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	82
England & Wales		EU Directive 2002/91/EC



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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.

