



93 Wanlip Road
Syston, LE7 1PB

£325,000

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Syston, Leicester, LE7 1PB

A splendid example of a spacious three storey Victorian 4 bedroom palisaded villa restored with tremendous care to maintain its original character. The property enjoys good sized family accommodation with many striking features, full gas central heating, a wealth of storage, a high quality bespoke Moir Wade oak kitchen with granite worktops and integrated appliances. The property is situated close to an excellent range of local amenities, schools, shopping, open countryside and near to major roads such as A46 and junction 21a of the M1. Early viewing is highly recommended to appreciate this delightful family home.

Entrance Hall

A delightful entrance hall with original hardwood Victorian entrance door with leaded glazed panels featuring brightly coloured stained glass detailing which really catches the light. The terrazzo tiled floor has been painstakingly recreated in a style in-keeping with Victorian hall floors. Large radiator set within attractive wooden radiator cover, carpeted stairs to first floor, original ceiling cornice.

Sitting Room

15'10 x 9'4 (4.83m x 2.84m)

A comfortable living room with particularly tall ceilings and a striking Victorian fireplace. The bay window has been re-modelled in timber casement with double glazed sealed units as a large working sash window with fitted window seat. The floor has a manufactured hard-wearing solid wood flooring, living flame gas fire set within a Victorian cast iron fireplace with tiled inserts and a wooden surround, to the ceiling is original ornate cornice and ceiling rose, radiator set within attractive wooden radiator cover.

Dining Room

12'8 x 10'6 (3.86m x 3.20m)

Centrally located between the Sitting Room and the Kitchen this area could serve as a Dining area or additional living space. The floor has a manufactured hard-wearing solid wood flooring to match the sitting room, feature fireplace, two sets of floor-to-ceiling bespoke storage units - one in natural wood and the other painted - ornate cornice to ceiling.

Breakfast-Kitchen

16' x 12'10 (4.88m x 3.91m)

A small step down to the spacious breakfast-kitchen which is fitted with a high quality bespoke fitted kitchen by the well regarded Moir Wade. Double glazed French doors to the rear garden, floor tiled in large ceramic tiles, two double glazed skylights bringing in additional light over the sink and worktop areas. A delightful range of bespoke solid oak storage units mainly at base level with a wealth of granite worktops above with upstands. Appliances include Neff fan-assisted double oven/combi microwave, five ring gas hob, integrated dishwasher, tall fridge and two freezers. There are additional tall larder storage units, a wall mounted Worcester gas central heating boiler, radiator, recessed spotlights to ceiling. Door leading to steps down to cellar.

First Floor: Landing

A galleried landing leading to the two principle bedrooms and the bathroom. Exposed original floorboards, bespoke corner storage unit, stairs up to the 2nd floor.

Bedroom One

13'6 x 13' (4.11m x 3.96m)

A terrific master bedroom with two large windows to the front aspect. One window is a large working timber casement sash window with double glazed sealed units and the other an attractive arched double glazed timber casement window. Exposed original floorboards, radiator set in attractive radiator cover, two

sets of bespoke fitted wardrobes offering a wealth of storage with hanging rails and shelving, feature fireplace, to the ceiling coving and a ceiling rose.

Bedroom Two

12'10 x 7'10 (3.91m x 2.39m)

Window to rear, radiator set in radiator cover, solid wood flooring, feature fireplace, a fitted dressing table and shelving, recessed spotlights to ceiling.

Bathroom

10,5 x 8'6 (3.05m, 1.52m x 2.59m)

A splendid family bathroom fitted with a white suite in keeping with a traditional style that befits the property. There is a window to side, tiled flooring, freestanding roll top bath in the centre of the room, a separate shower corner cubicle with mains "rain" shower fitment, vanity wash hand basin with oak cabinet and granite top, wc. There are additional floor-to-ceiling storage units with glazed doors, spotlights to ceiling, extractor fan.

Second Floor: Landing

Giving access to bedrooms 3 & 4, V-lux skylight, fitted carpet, access to small loft space.

Bedroom Three

13'4 x 13' (4.06m x 3.96m)

Working timber casement sash window with double glazed sealed units to front, solid wood flooring, feature fireplace, radiator in wooden radiator cover, feature fireplace, a range of bespoke fitted wardrobes and shelving, recessed spotlights to ceiling.

Bedroom Four

13'2 x 8' (4.01m x 2.44m)

V-lux double glazed skylight, solid wood flooring, built-in bed base and shelving, radiator in wooden radiator cover.

Outside

To the front of the property there is a paved path leading to an open porch. The only parking provision is in nearby streets.

The rear gardens are approx 60' long and mainly hard landscaped for ease of maintenance. There are two patios, an abundance of shrubs and small trees, fully fenced or walled boundaries, a gate gives access over #95.



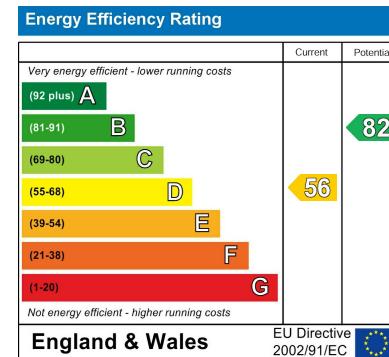
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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