

JAMES
SELLICKS

22 SACKVILLE GARDENS
STONEYGATE, LEICESTER



SALES • LETTINGS • SURVEYS • MORTGAGES



A superb and spacious family home, offering approximately 2300 feet of accommodation over two floors, located on a fantastic plot approaching 0.3 acres, on this quiet cul-de-sac in the heart of Stoneygate.

Porch • entrance hall • cloakroom • sitting room • dining kitchen • family room • four bedrooms • bathroom • shower room • driveway • double garage • home office • mature rear lawned gardens • EPC - C

Location

Sackville Gardens is an attractive cul-de-sac situated in the heart of Stoneygate, just off the A6 London Road. Stoneygate has long been recognised as one of Leicester's prime suburban addresses. The position provides convenient access to the city centre approximately two miles to the north which offers a wide range of shopping facilities, mainline railway with links to London St Pancras in just over an hour and the Professional and Cultural Quarters. In close proximity is the fashionable neighbourhood shopping facilities found along the Francis Street/ Allandale Road Shopping Parades. Popular local state and private schooling can also be found within the area.

Accommodation

The property is entered via a contemporary wooden front door with frosted windows to the side into an entrance porch with a glazed inner door leading into the entrance hall housing the stairs to the first floor and having ceiling coving, an alarm pad, a new cast iron radiator and wooden flooring. A ground floor cloakroom with a UPVC double glazed window to the side elevation, a heated chrome towel rail, spotlights, fully tiled walls and floor provides a low flush WC and a wash hand basin with cupboard beneath. The sitting room has a UPVC double glazed window to the front elevation, ceiling coving, a feature fireplace with inset electric living flame effect fire, wall lights, French doors to the family room and double glazed sliding patio doors to the rear with views over the garden.

The kitchen is entered from the entrance hall, is open plan to the dining area and family room, has a new uPVC window to the front elevation and enjoys an excellent range of eye and base level units and drawers with quartz preparation surfaces, a one and a quarter bowl steel sink and drainer unit with Chef's tap, a four-ring induction hob with tiled splashback and extractor unit above and display cabinets either side, a Neff double oven, integrated Panasonic microwave, new integrated Bosch dishwasher, space for fridge, tiled flooring, door to garage. The dining area has double glazed patio doors leading onto the garden, ceiling coving, spotlights, radiator in a cover and is open plan to the family room which has a window to the rear, ceiling coving and a radiator in cover.





A return staircase leads to the first floor landing which has a window to the front elevation and provides access to the mainly boarded loft which provides potential for conversion to further accommodation, subject to the necessary planning consent. The master bedroom has a UPVC double glazed window to rear elevation, an excellent range of built-in wardrobes, cupboards, shelving, bedside tables and dressing table, spotlights, ceiling fan and light. Bedroom two has a UPVC double glazed window to the rear elevation, an excellent range of built-in wardrobes, up and over cupboards, desk, bedside tables and further drawers.

Bedroom three has a UPVC double glazed window to the rear elevation and built-in wardrobes. Bedroom four has a UPVC double glazed window to the front elevation and built-in cupboard. The bathroom has UPVC double glazed windows to the side and front elevations, a panelled bath with shower attachment over, a wash hand basin with cupboards under, bidet, low flush WC, heated towel rail, built-in airing cupboard, spotlights, fully tiled walls and tiled floor. A further shower room with a UPVC double glazed window to the front elevation provides a double shower cubicle with power shower, a wash hand basin, low flush WC, spotlights, radiator, fully tiled walls and tiled floor.



Outside

To the front of the property is a large block paved in and out driveway providing car standing space for several vehicles and having gated pedestrian side access to the right hand side. To the left is a double garage with an electric up and over door, power and lights, providing ample space for two vehicles plus a sink with hot and cold water, further outside tap, plumbing and space for an automatic washing machine and tumble dryer and further white appliance space, and a door leading to the kitchen.

Behind the garage is a **superb home office** (potential for conversion to bedroom five, subject to the necessary planning consent) with UPVC double glazed patio doors leading onto the immaculately presented rear gardens, mainly laid to lawn with mature flowerbeds, an array of trees, shrubs and plants, a large sandstone patio entertaining area, two wooden sheds, fully fenced and hedged boundaries.



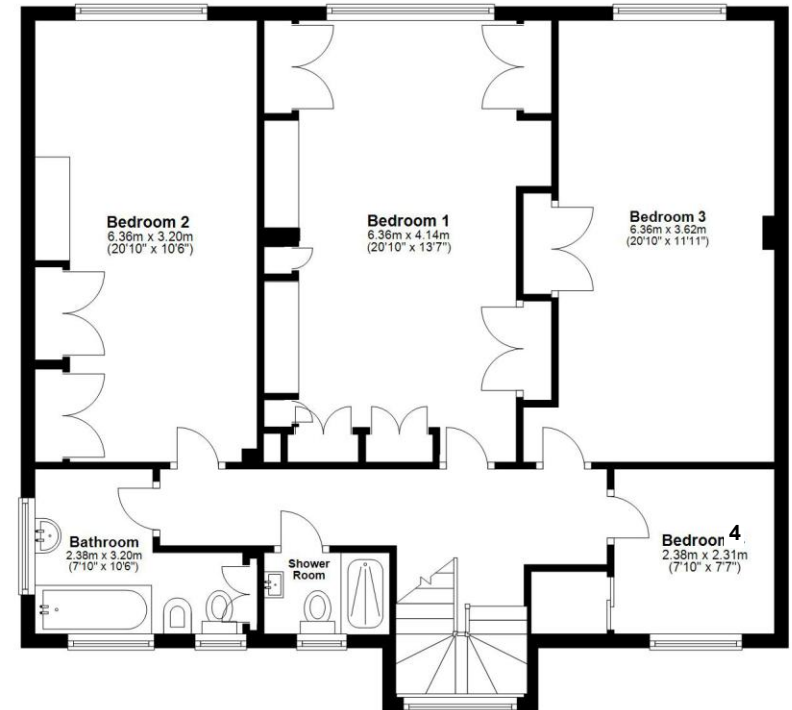
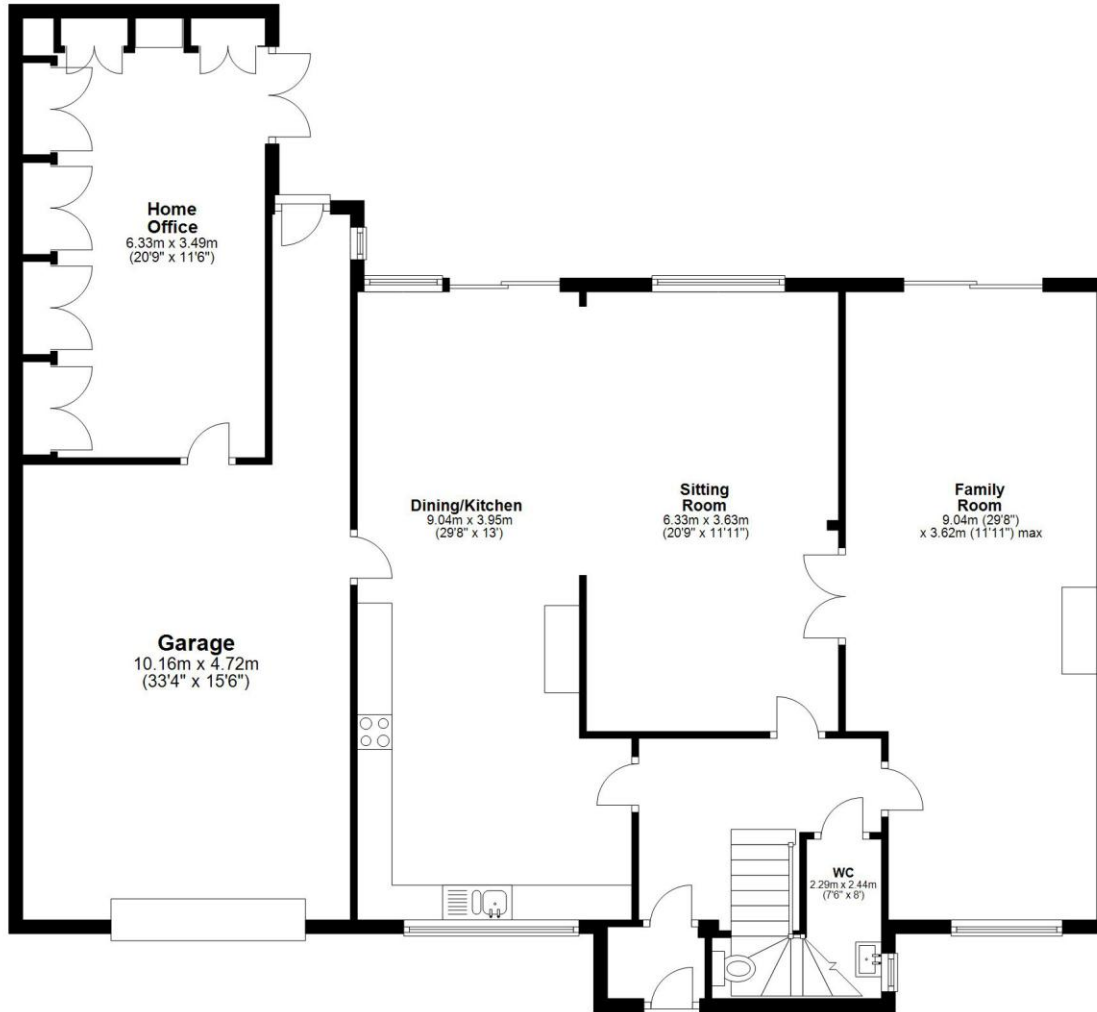
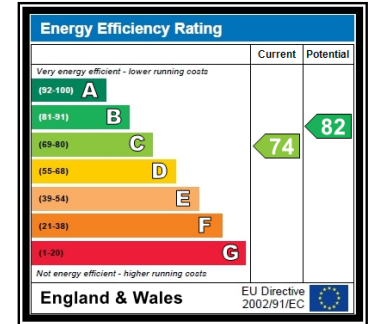


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22 Sackville Gardens, Stoneygate, Leicester LE2 3TH

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

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





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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.