



19 Westchester, Elms Road, Leicester LE23JD

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&  
YORK



## Property at a glance:

- Remarkable Character Detached Family Dwelling
- Building Plot With Planning Permission Detached Dwelling
- Situated in a highly regarded Conservation Suburb
- Grounds Approaching One Acre
- Extended Lounge with Bi-fold doors to gardens
- Dining Room & Open Plan Living Area
- Bedroom Suite with Double bedroom, Dressing Room & Bathroom
- Two Further En-Suites & Bathroom
- Four Further Bedrooms
- Gardens Approaching One Acre

Guide Price £1,750,000 Freehold



A truly remarkable character detached home standing proudly on one of Leicester's most sought after road nestled in the highly popular Stoneygate Conservation suburb with a building plot to rear with consent for a three/four bedroom detached home. This stunning home was previously a University building which was converted and extended by the present owner with great care and attention to now offer spacious, versatile accommodation throughout standing in grounds approaching one acre, including a in and out driveway to front and double side garage. The accommodation of this amazing home briefly comprises to the ground floor entrance porch, reception hall, inner hallway, cloaks cupboard, WC, lounge, bar area, further extended lounge, dining room, laundry, open plan living area incorporating kitchen with larder, breakfast and sitting areas, outer lobby and secondary cloakroom and to the first floor galleried landing, bedroom suite with double bedroom, dressing area and five piece bathroom, guest room with en-suite four piece bathroom, bedroom with en-suite four piece bathroom, two further bedrooms and family shower room. The grounds comprise of a evergreen screened frontage with in and out driveway and side double garage with electrically operated up and over door and further side parking area. Extensive patio and lawns to rear with well stocked evergreen and mature tree borders leading to plot to rear with planning consent to rear for the erection of a three/four bedroom detached home.

### DETAILED ACCOMMODATION

Solid Oak feature arched door leading to;

### ENTRANCE PORCH

Side porthole windows, marble tiled flooring, solid oak door leading to;

### RECEPTION HALL

12' 0" x 11' 3" (3.66m x 3.43m) Feature stunning oak stairwell leading to first floor accommodation, radiator, walk in cloaks cupboard, double doors leading to;

### STUDY

10' 0" x 8' 10" (3.05m x 2.69m) Fitted in a range of lime oak cupboards and shelving with matching glazed display cabinet, covered radiator, coal effect gas fire set in marble and lime oak display carved surround, bifold door leading to extended lounge area.

### LOUNGE

20' 11" x 14' 10" (6.38m x 4.52m) Leaded light glazed side windows, coal effect fire set in marble and light oak display carved surround, open plan aspect to extended lounge area.





## BAR AREA

7' 7" x 9' 10" (2.31m x 3.00m) Duel aspect leaded light windows, cherry wood fitted cupboards, draws, wine rack and glazed corner unit, cherry wood bar with granite work surface with inset copper sink with mixer tap over.

## EXTENDED LOUNGE AREA

26' 5" x 17' 10" (8.05m x 5.44m) Double radiators, triple floor to ceiling French doors leading to gardens, side picture window, radiator, TV point.



## INNER HALLWAY

### CLOAKROOM

Providing ample storage

### CLOAKROOM/WC

Vanity sink unit set in tiled surround and low level high flush WC, heated towel rail, built in cupboard.

## DINING ROOM

19' 10" x 14' 9" (6.05m x 4.50m) Radiator, leaded light windows, parquet flooring.

## OPEN PLAN LIVING AREA

## KITCHEN/BREAKFAST AREA

23' 1" x 14' 5" (7.04m x 4.39m) Well fitted in an extensive range of bespoke soft close units comprising Farmhouse sink with cupboards under, matching base units with Granite work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, Granite breakfast bar, built in Wolf double oven and five piece gas hob with extractor fan over, walk in shelved tiled pantry, Amtico flooring, Erico skirting boards and door surrounds, open plan access to;

## SITTING AREA

14' 3" x 13' 7" (4.34m x 4.14m) Amtico flooring, double radiators, arched sealed double glazed windows to side aspect, Erico door frames and skirting boards, sealed double glazed door and window to rear garden.

## LAUNDRY

11' 6" x 11' 3" (3.51m x 3.43m) Amtico flooring, sink unit with cupboards under, matching base units and eye level cupboards, tall larder cupboards, boiler cupboard, tiled splash backs, leaded light windows.

## OUTER LOBBY

Arched sealed double glazed Oak door to side aspect, private door to garage.







## CLOAKROOM

Low level WC and pedestal wash hand basin, radiator.

## GALLIERED FIRST FLOOR LANDING

Galleried landing area with stunning leaded light window, radiator and airing cupboard which leads to further landing with fitted shelved cupboards, access to loft space, radiator, leaded light windows.

## MASTER BEDROOM SUITE

### BEDROOM

17' 6" x 12' 0" (5.33m x 3.66m) Range of floor to ceiling fitted wardrobes, double radiator, leaded light window to side aspect, leaded light glazed door with matching side panel leading to feature Terrace overlooking gardens.

## DRESSING ROOM

12' 11" x 8' 5" (3.94m x 2.57m) Range of fitted wardrobe, draws and blanket cupboards, glazed wardrobe, radiator, leaded light window.

## BATHROOM

8' 9" x 7' 0" (2.67m x 2.13m) Luxury suite comprising his and hers sink unit set in tiled surround, walk in Whirlpool shower unit, tiled paneled bath, bidet and low level WC, tiled throughout, double radiator.

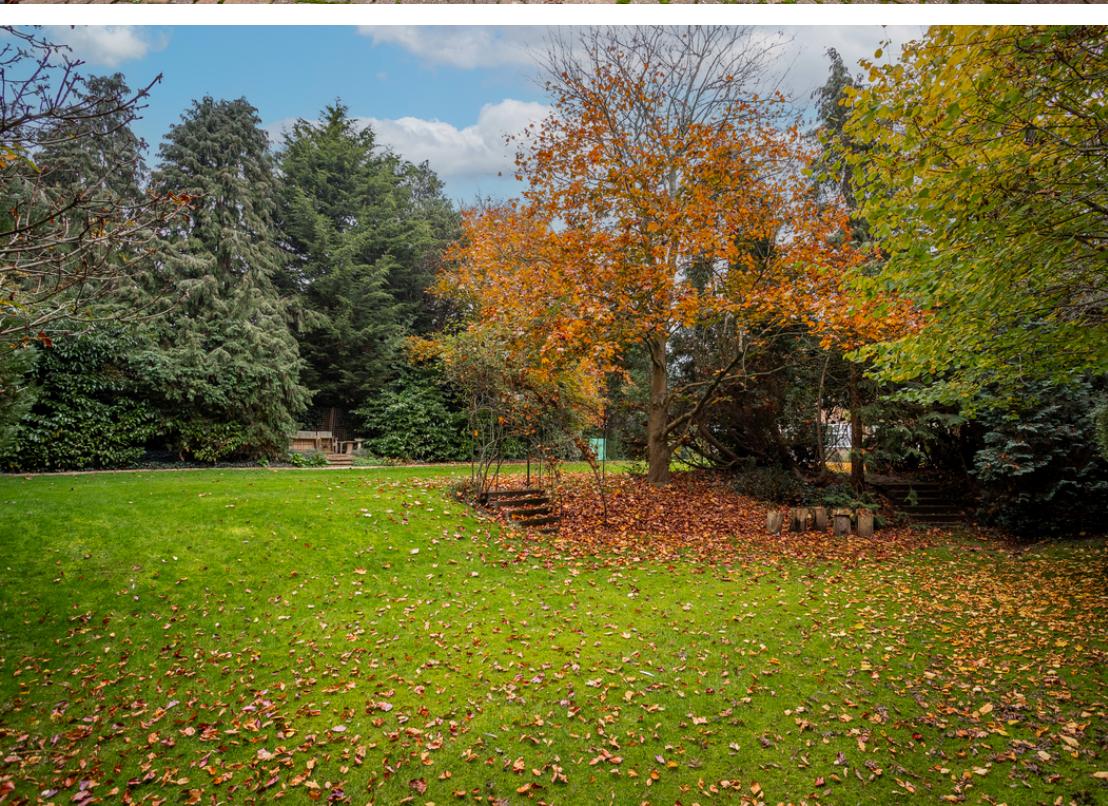
## BEDROOM 2

16' 10" x 12' 11" (5.13m x 3.94m) Double radiator, leaded light window, floor to ceiling fitted wardrobes, secret door leading to;











#### EN SUITE BATHROOM

8' 9" x 7' 0" (2.67m x 2.13m) Four piece suite comprising paneled bath with shower over, vanity sink unit, bidet and low level WC, tiled throughout, double radiator.

#### BEDROOM 3

11' 5" x 11' 5" (3.48m x 3.48m) Radiator, leaded light window.

#### EN SUITE SHOWER ROOM

9' 3" x 5' 0" (2.82m x 1.52m) Five piece suite comprising paneled bath, tiled shower cubicle, bidet wash hand basin and low level WC, radiator.

#### BEDROOM 4

11' 3" x 9' 11" (3.43m x 3.02m) Double radiator, fitted wardrobe, desk and draws, corner glazed unit, leaded light window.

#### BEDROOM 5

11' 5" x 11' 5" (3.48m x 3.48m) Radiator, leaded light window, built in wardrobes and blanket cupboards.

#### FAMILY SHOWER ROOM

9' 3" x 5' 0" (2.82m x 1.52m) Three piece suite comprising walk in large tiled natural rainwater shower unit, vanity sink unit and low level WC, heated towel rail, tiled flooring.

#### OUTSIDE

The property is set back from the road with a in and out driveway with evergreen screening leading to double garage with electrically operated up and over door power and light. block paved side garden with secure gated leading to rear gardens comprising extensive patio and lawns with well stocked evergreen and mature tree borders leading to plot to rear with planning consent for the erection of a three/four bedroom detached home.



**IMPORTANT:** All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor



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