



9 Alexandra Road, Leicester LE22BB

MOORE
& YORK



Property at a glance:

- Character Family Home
- Presented Over Three Floors
- Five Double Bedrooms
- Original Features Throughout
- Two Receptions & Kitchen/Breakfast Room
- Two Bathrooms
- Sought After Tree Lined Road
- No Upward Chain
- Close To Amenities
- Viewing Essential

£600,000 Freehold



Beautifully presented five double bedroom spacious character home presented over three floors situated on this popular tree lined road in the heart of the sought after suburb of Stoneygate which offers easy access to the cafe's and restaurants of Clarendon Park and within a short drive of the Leicester City Centre. This fabulous home retains many character features to include high ceilings and skirting boards, feature fireplaces and original doors through out. The well planned centrally heated accommodation briefly comprises entrance hall with access to cellar, lounge, dining room and spacious kitchen/breakfast room to the ground floor, to the first floor three bedrooms and family bathroom and to the second floor two further bedrooms and newly fitted bathroom and stands with easily maintainable garden off the kitchen/breakfast room to rear ideal for entertainment. An internal inspection is essential as rarely do properties of this style, location and size become available

DETAILED ACCOMMODATION

Hardwood and glazed door leading to:

ENTRANCE PORCH

Hardwood and glazed door leading to:

ENTRANCE HALL

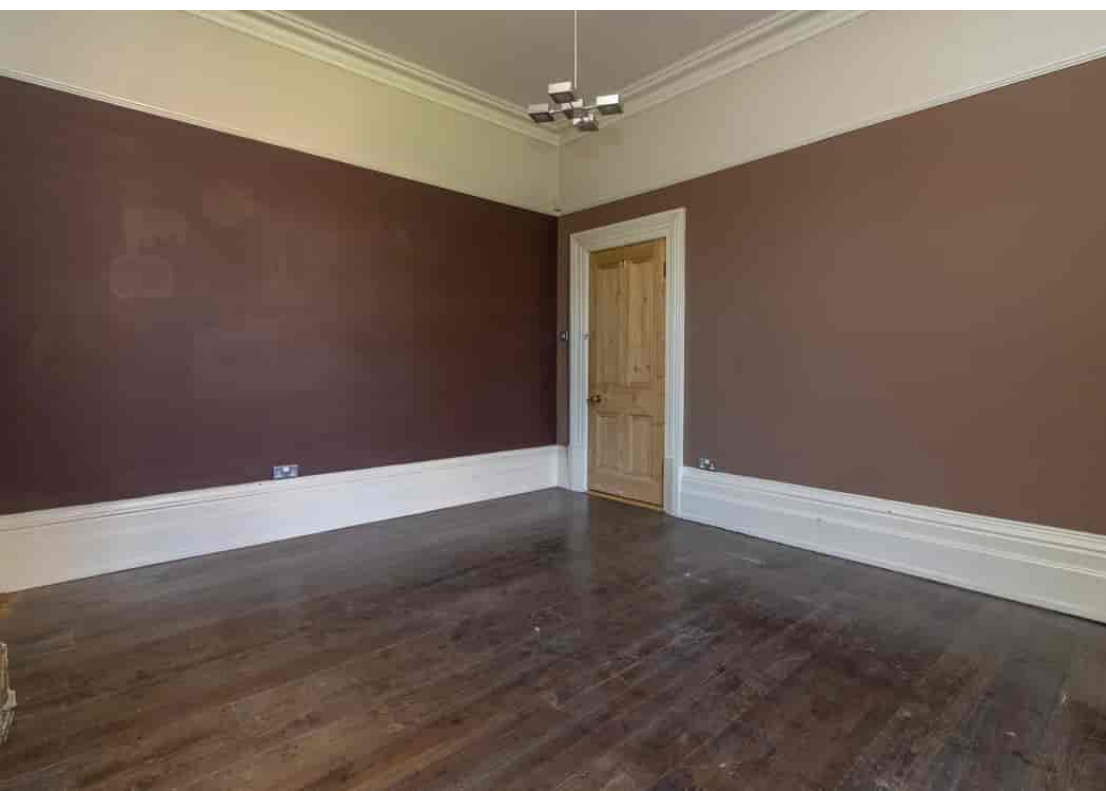
Stairs leading to first floor accommodation, radiator, door leading to cellar.

LOUNGE

18' 0" x 14' 2" (5.49m x 4.32m) Sealed double glazed bay window, Victorian style radiator, ornate coving with central rosary, real flame effect gas fire set in traditional feature cast iron fire surround.

DINING ROOM

14' 9" x 12' 4" (4.50m x 3.76m) Ornate coving, Victorian style radiator, sealed double glazed double doors to rear garden, stripped and varnished wood panelled flooring







KITCHEN/BREAKFAST ROOM

32' 7" x 10' 4" (9.93m x 3.15m) Split level room comprising raised kitchen area comprising one and a half bowl sink unit set in feature central island with cupboards under, matching range of base units with work surfaces with matching up turn over, drawers and cupboards under, complimentary wall mounted eye level cupboards, range cooker space with extractor fan over set in stainless steel hood with matching splash back, integrated dishwasher, plumbing for washing machine, tiled floor, display shelving, sash window, Victorian style radiator, steps leading down to breakfast area with sealed double glazed bi-fold doors leading to rear garden, vertical radiator, tiled floor, sealed double glazed picture window, lantern ceiling.

SPLIT LEVEL FIRST FLOOR LANDING

Stairs leading to second floor accommodation, built in cupboard with feature coloured glazed door housing hot water boiler,

BEDROOM 1

18' 8" x 15' 6" (5.69m x 4.72m) Sealed double glazed bay window to front aspect, fire recess set in display surround, ornate coving and central rosary, Victorian style radiator, fitted wardrobe.

BEDROOM 2

14' 8" x 12' 2" (4.47m x 3.71m) Radiator, cast iron fire surround, sealed double glazed window, fitted study furniture.

BEDROOM 3

8' 10" x 8' 9" (2.69m x 2.67m) Radiator, built in wardrobes, sealed double glazed.







BATHROOM

11' 1" x 6' 7" (3.38m x 2.01m) Comprising his and hers sink unit set in tiled surround, walk in tiled shower cubicle with central shower head and low level WC, heated towel rail.

SECOND FLOOR LANDING

BEDROOM 4

15' 3" x 13' 9" (4.65m x 4.19m) Radiator, sealed double glazed Velux window, stripped and varnished panelled flooring.

BEDROOM 5

14' 7" x 12' 5" (4.45m x 3.78m) Cast iron and hardwood fire surround, radiator, sealed double glazed Velux window, stripped and varnished panelled flooring

BATHROOM

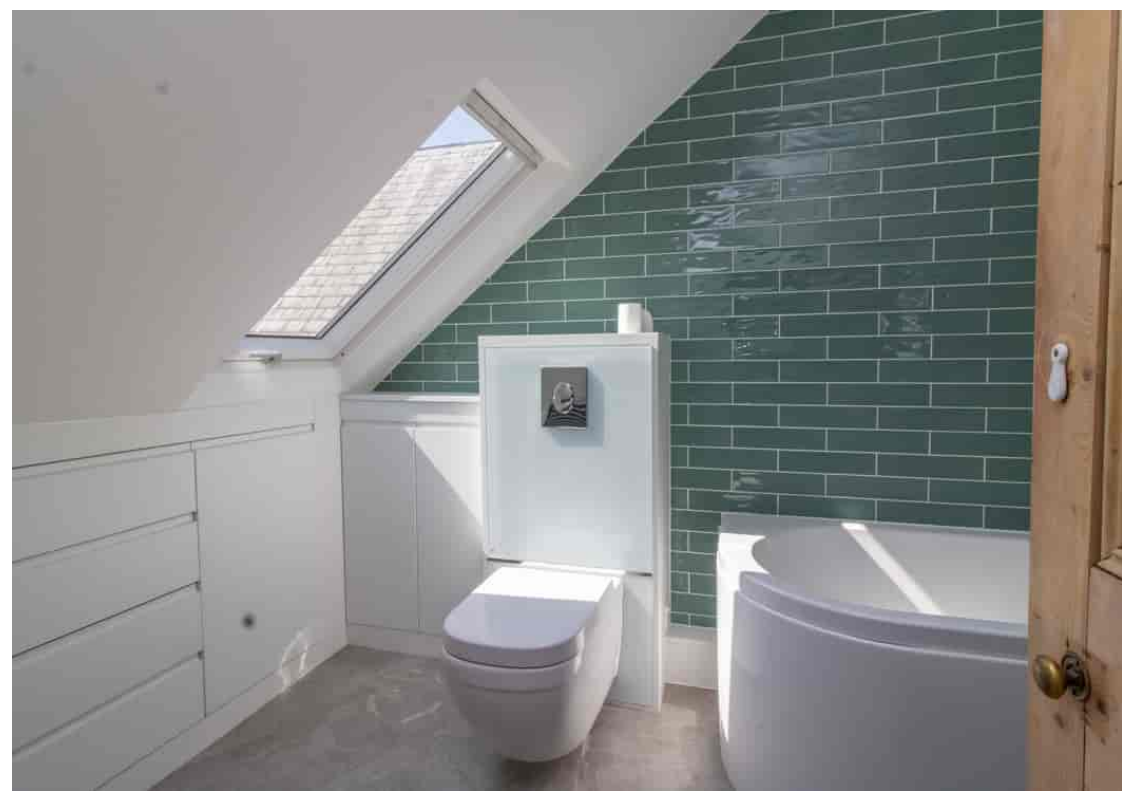
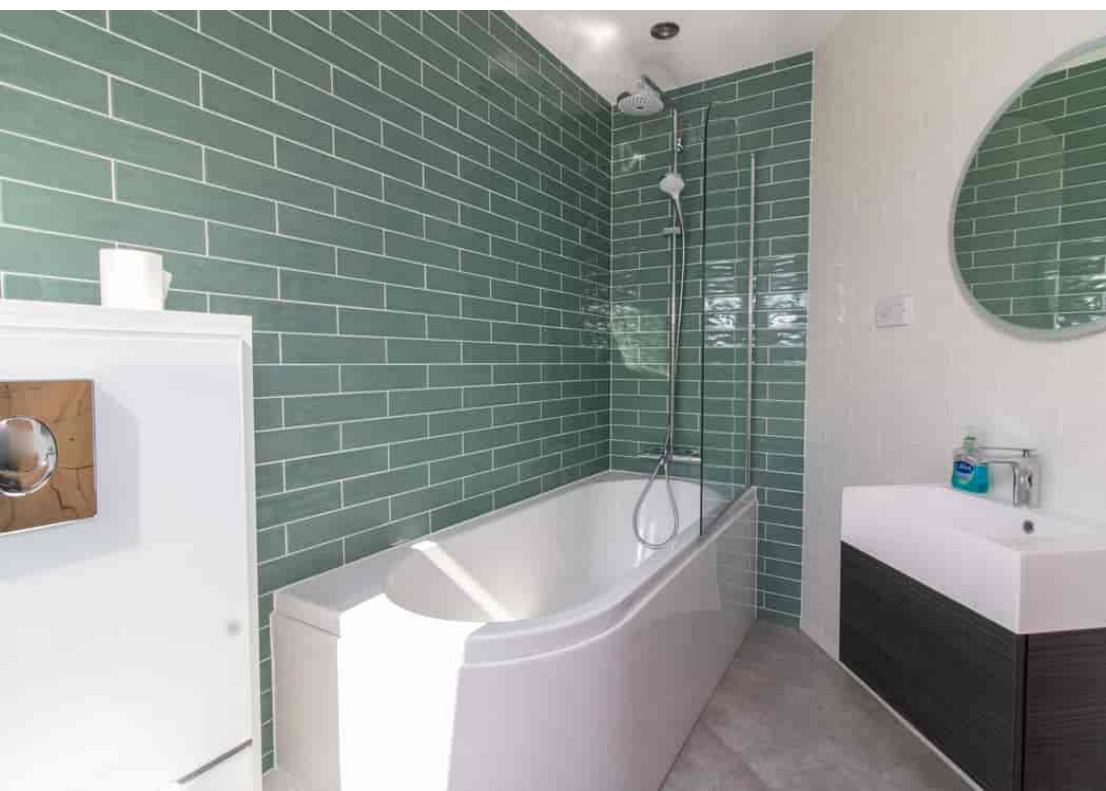
Newly fitted three piece suite comprising panelled bath with shower over, vanity sink unit and low level WC, tiled splash backs, sealed double glazed Velux window.

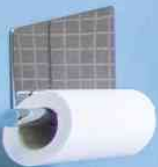


OUTSIDE

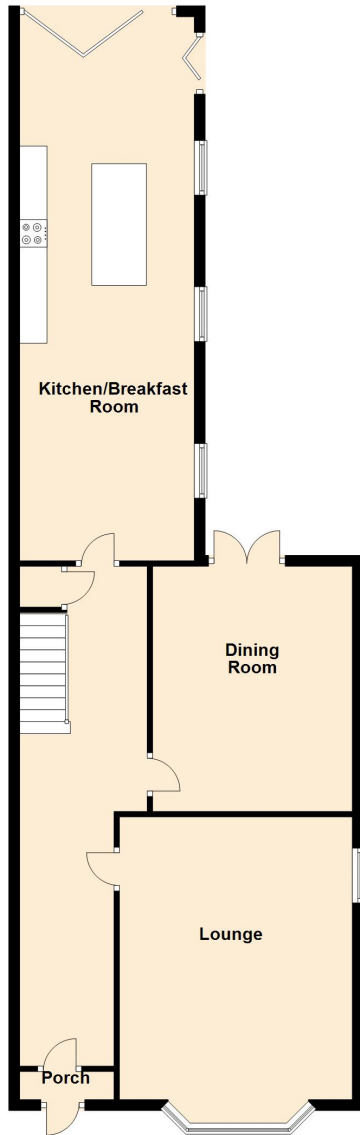
Decked and lawn garden to rear.



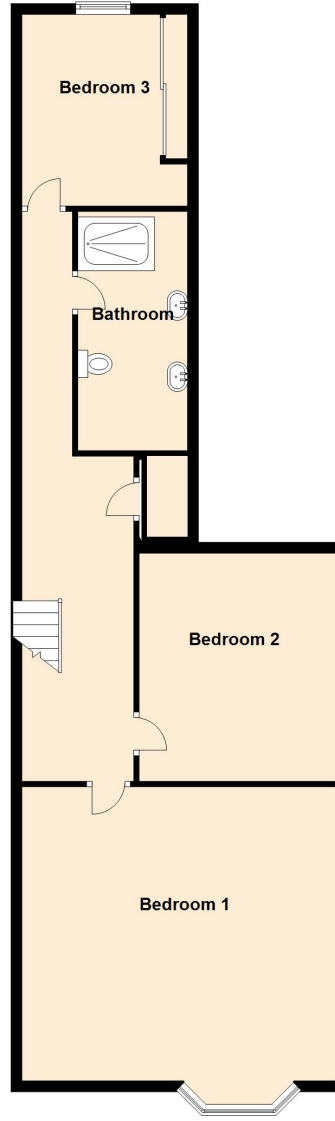




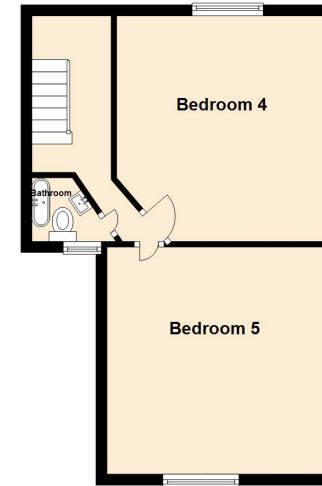
Ground Floor
Approx. 91.7 sq. metres (987.0 sq. feet)



First Floor
Approx. 84.8 sq. metres (913.1 sq. feet)



Second Floor
Approx. 39.4 sq. metres (424.5 sq. feet)



Total area: approx. 216.0 sq. metres (2324.6 sq. feet)

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

