



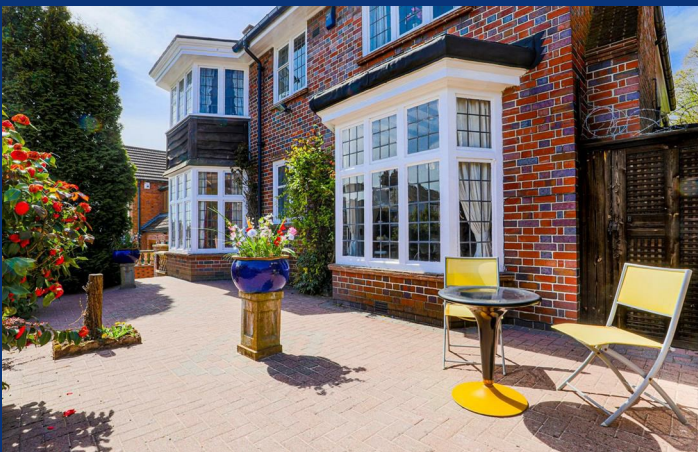
THE GRAND LEARMONT, 24 WYNFIELD ROAD, WESTERN PARK, LE3 6GD

PRICE £630,000

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOURGH • LONDON

RURAL • COMMERCIAL • ESTATE AGENTS • LETTINGS • PLANNING AND DEVELOPMENT • SURVEYING



The Grand Learmont is a period detached family home situated within a highly desirable and sought after location within Western Park. The generously proportioned family home retains many period features, is approached via an entrance hall with staircase rising to the first floor, cloaks w.c, sitting room with french doors leading onto the rear gardens, drawing room, gentleman's room incorporating built in bar and dining area leading to the kitchen.

The first floor is accessed from a stairway leading from the entrance hallway with impressive original leaded glazed window to side, generous landing, six bedrooms, shower room and two bathrooms.

Outside blocked paved parking, gated access to further parking space, tandem garage. Good sized gardens to the rear with patio area for outdoor dining immediately to the rear and steps rising to lawned gardens.

Location

The property lies within the convenient and sought after location of Western Park some two miles west of the city handy for nearby local shops, schools, bus services and recreational facilities with more comprehensive shopping facilities located at Fosse Park shopping centre and Leicester city centre. For the commuter the M1 and M69 is accessible at junction 21 and Leicester has rail services to London St Pancras.

Western Park itself is located a short walk from the property and is one of Leicester largest parks opened in 1899 and is set within 72 Hectares of land. The park includes beautiful grounds and includes an impressive bandstand, picnic areas, baseball diamond, football and cricket pitches, children's play area, tennis courts, bowls green and outdoor gym.

Viewing & Directional Note

All viewings should be arranged through Andrew Granger & Company 0116 2429922. The property may be approached from Leicester via St Nicholas Circle travelling westbound via King Richard's Road (A47) continuing over the traffic lights at junction for Fosse Road North/Central

onto Hinckley Road, continuing across the next set of traffic lights with Wyngate Drive, take the second right into Wynfield Road where the property can be found on the left hand side.

Accommodation in Detail

Ground Floor

Entrance Hall

A generously proportioned entrance hallway accessed via an impressive original front door with leaded glazed inset and light well over. It is understood that under the existing carpet in this part of the house there is an original wooden flooring, staircase rising to first floor and doors leading to principle reception rooms.

Sitting Room 17'8" x 13'4" (5.400 x 4.08)

A light and airy formal sitting room with impressive fireplace with wooden mantel and surround and stone inset, wooden flooring French door giving access to outside, and large leaded bay window to the rear elevation.

Drawing Room 19'1" x 15'2" + 10'0" x 7'7" (5.84 x 4.64 + 3.06 x 2.33)

Windows to front elevation, ornate impressive fireplace with living flame effect gas fire and marble inset, radiator and double multi paned doors leading to the gentleman's room.

Gentleman's Room 27'9" x 11'10" (8.46 x 3.63)

A large versatile room with window to the front elevation, mock timber beams, built in wooden bar and doorway leading to the kitchen.

Kitchen 15'3" x 11'10" (4.67 x 3.63)

Fitted with a range of base level and wall mounted cupboards with work surface over, sink unit, space for cooker, integrated fridge, space for washing machine, UPVC double glazed window to rear elevation, UPVC double glazed door giving access to the rear gardens.

First Floor

Landing





Bathroom

An impressive large bedroom with low flush w.c, double vanity sink unit with cupboard space under, step up to sunken bath and window to the rear elevation.

Bedroom 1 19'1" x 15'3" (5.82 x 4.66)

Window to front elevation, radiator and built in wardrobes.

Bedroom 2 17'7" x 13'4" (5.36 x 4.08)

With large window overlooking the rear gardens and radiator.

Bedroom 3 11'11" x 9'11" (3.64 x 3.03)

Window to the front elevation and radiator.

Shower Room

With shower and tiled surround.

Bedroom 4 7'10" x 11'4" (2.40 x 3.47)

With window to front elevation and radiator.

Bedroom 5 11'10" x 7'11" (3.61 x 2.42)

Window to the side elevation and radiator.

Bedroom 6 11'11" x 8'3" (3.64 x 2.53)

Windows to the rear and side elevations and radiator.

Family Bathroom

Comprising pedestal wash hand basin, bath and towel radiator.

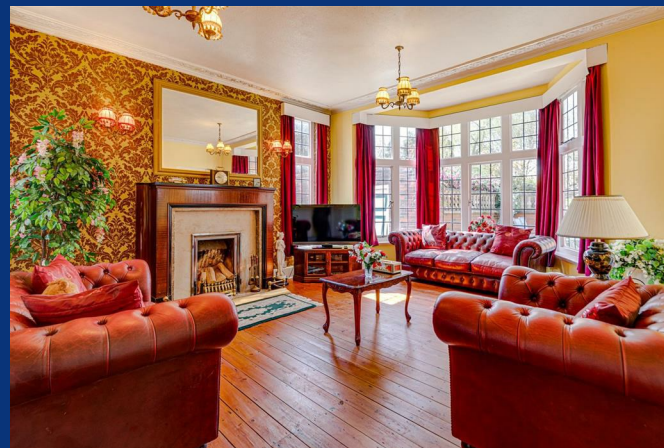
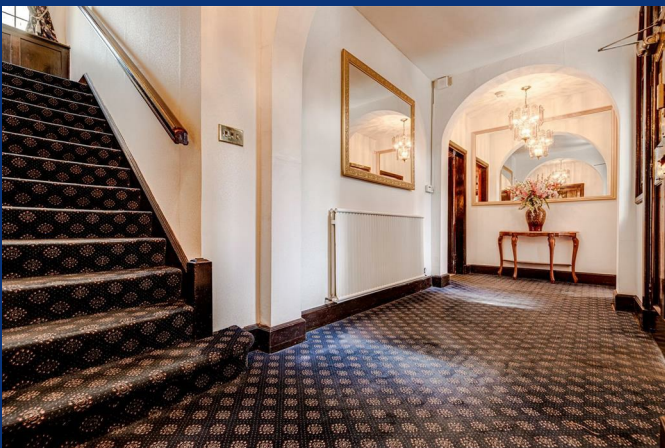
Outside

Off road parking to the side leads to tandem garage.

Garage 33'1" x 13'5" (10.096 x 4.10)

Gardens

Good sized gardens to the rear with patio area immediately to the rear of the property and steps rise to lawned gardens.





MONEY LAUNDERING

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

APPRAISALS & SURVEYS

If you have a house to sell then we offer a Free Valuation, without obligation.

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our Surveying Department on 0116 242 9933.

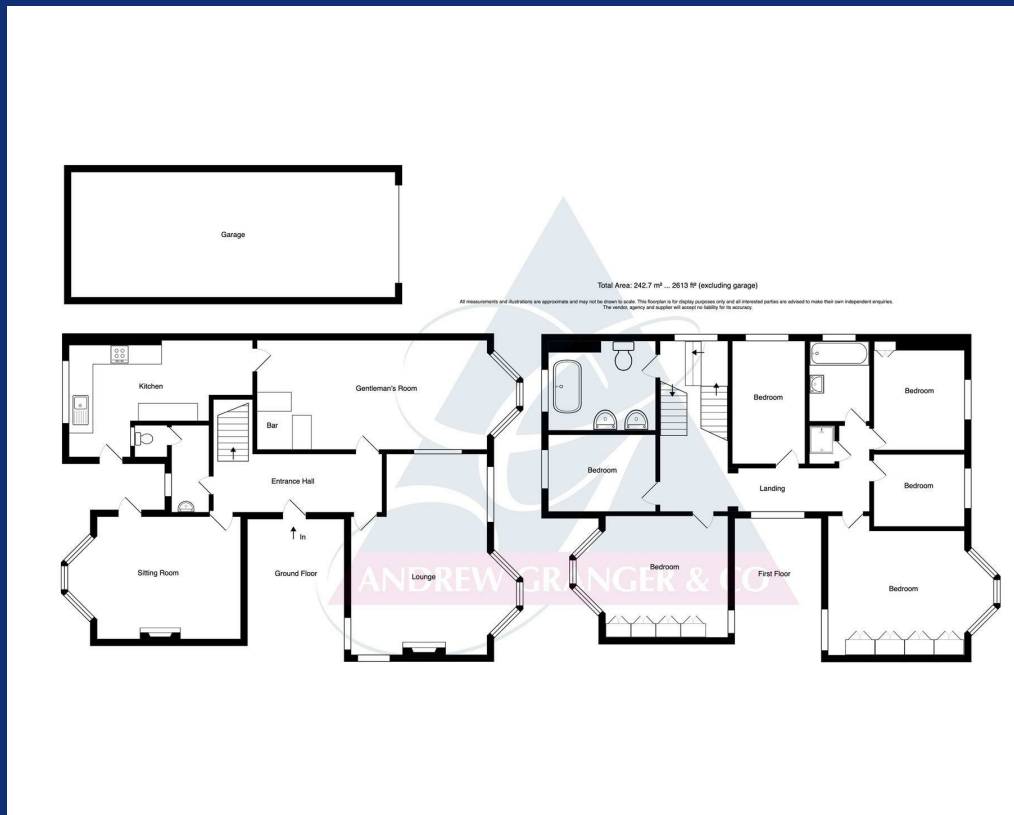
ENERGY PERFORMANCE CERTIFICATE

EPC rating F.

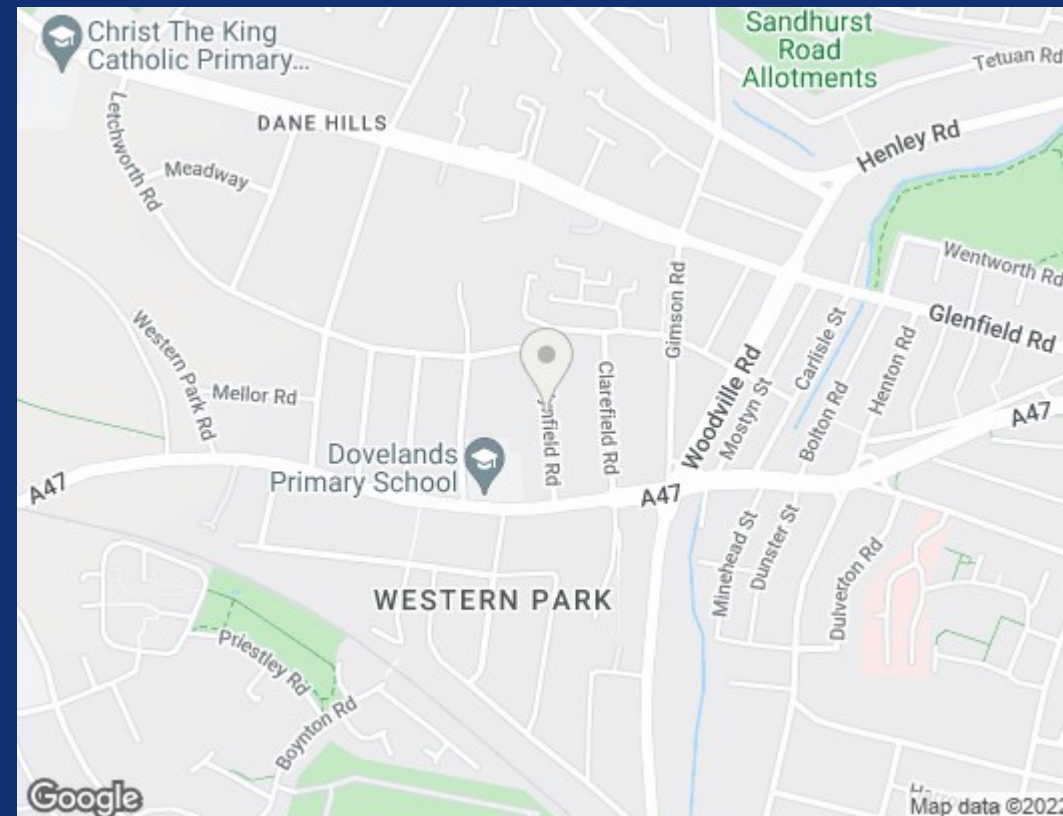
COUNCIL TAX BAND

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LOCATION



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