



Pendene Road, Stoneygate, Leicester, LE2 3DQ

ANDREW
GRANGER & CO
SHELDON
BOSLEY
KNIGHT

Part of

LAND AND
PROPERTY
PROFESSIONALS

Property Description

Tucked away in a peaceful, tree-lined enclave off Avenue Road, this distinctive five-bedroom family home offers a rare blend of space, style, and seclusion in the heart of highly sought-after Stoneygate.

Bathed in natural light, the thoughtfully designed two-storey layout invites relaxed family living and effortless entertaining. Step inside through a welcoming entrance porch into a spacious hall, with a cloakroom/W.C and a dedicated study for home working. The dual-aspect lounge, featuring a cosy log burner and stunning bi-fold doors, flows seamlessly onto the beautifully landscaped garden—perfect for summer gatherings or quiet evenings by the fire.

Double doors lead you into a striking open-plan living/dining space, where a vaulted ceiling adds drama and warmth. This versatile family hub includes a relaxed sitting area and additional bi-fold doors that open out to the garden, creating an ideal indoor-outdoor flow. A walk-in pantry and separate utility room/back lobby complete the ground floor.

Upstairs, the generous principal bedroom includes a stylish en-suite shower room, accompanied by four further well-proportioned bedrooms, a contemporary shower room, and an additional W.C., offering flexible living for growing families or visiting guests.

Set within approximately 0.25 acres of mature gardens, the outdoor space wraps gracefully around the home, with lush lawns, vibrant planting, mature trees, and a selection of patio and gravelled seating areas for alfresco living. A gravelled driveway offers ample off-road parking and leads to a double garage.



Key Features

- Prestigious, extended detached family home
- Multiple spacious reception rooms
- Tucked away on a highly exclusively road in the ever sought after Stoneygate area
- Off road parking for multiple cars alongside a double garage
- Stylish and contemporary finish throughout
- Expansive gardens
- Short walk from the popular Queens Road with a range of local amenities
- Easy access to the City centre and its range of transport links

£800,000

Location

The property is situated in a highly desirable and sought after residential area of Stoneygate providing good access to local shopping, educational, and recreational facilities together with communication network including Leicester's inner and outer ring road system, access to the M1 and M69 motorways and within the city centre and mainline railway station with services in all directions including London St Pancras.

Ground Floor

Entrance Porch

Via half glazed multi paned door, quarry tiled flooring with mat recess. oak glazed inner door leading to the entrance hall.

Entrance Hallway

With parquet wooden flooring, radiator and doors leading to principal rooms.

Lounge

18'4" x 14'9" (5.59m x 4.50m)

A dual aspect lounge with exposed brick wall, Contura inset log burner with wooden mantle shelving over, two radiators, UPVC double glazed window to front elevation and hard wood bifold doors given access to the gardens.

Kitchen/Diner

20'1" x 12'11" (6.12m x 3.94m)

Kitchen area with a range of base level cupboards with granite and wooden worksurface over, inset sink and drainer unit with mixer tap over, space for range style cooker, travertine flooring, dining area with radiator and double doors leading to the lounge.

Family Room

19'0" x 8'8" (5.79m x 2.64m)

Open from the dining kitchen is a versatile living space with vaulted ceiling and two Velux windows and hardwood bi fold doors leading onto the gardens.

Pantry

5'2" x 3'7" (1.57m x 1.09m)

With shelving and low level built in cupboards.

Utility Room/Lobby

11'1" (max) x 8'7" (max) (3.38m (max) x 2.62m (max))

With part glazed doors to the front and rear, tiled flooring, utility area with worksurface, tiled splash back, plumbing for washing machine and space for tumble drier. A further door leads to the garage.

Cloakroom

Comprising low flush w.c, wall mounted sink with tiled splashback and UPVC double glazed window to the side.

First Floor





Landing

Via original staircase with wooden spindles and hand rail. Large UPVC double glazed window to the side elevation, radiator and access to loft void.

Bedroom One

10'11" x 12'11" (3.33m x 3.94m)

A light and airy bedroom with large UPVC double glazed window to the side elevation, built in wardrobes, radiator and wooden flooring.

Ensuite

Comprising low flush w.c, pedestal wash hand basin, shower with tiled surround, ceiling spot lighting and extractor.

Bedroom Two

20'0" x 11'7" (6.10m x 3.53m)

A dual aspect room with UPVC double glazed windows to the front and side elevation, radiator and built in wardrobes.

Bedroom Three

11'3" x 10'5" (3.43m x 3.18m)

UPVC double glazed window to the side elevation and radiator.

Bedroom Four

10'5" x 8'7" (3.18m x 2.62m)

UPVC double glazed window to the side elevation and radiator.

Bedroom Five

8'10" x 8'3" (2.69m x 2.51m)

UPVC double glazed window to the front elevation and radiator.

Shower Room

Comprising wall hung contemporary styled sink unit with double draws under, electric shaver socket, towel radiator, large walk in shower with tiled surround and Mira agile shower, UPVC double glazed window to the side elevation.

WC

Low flush w.c, wall mounted sink with tiled splashback

Garage

18'0" x 17'5" (5.49m x 5.31m)

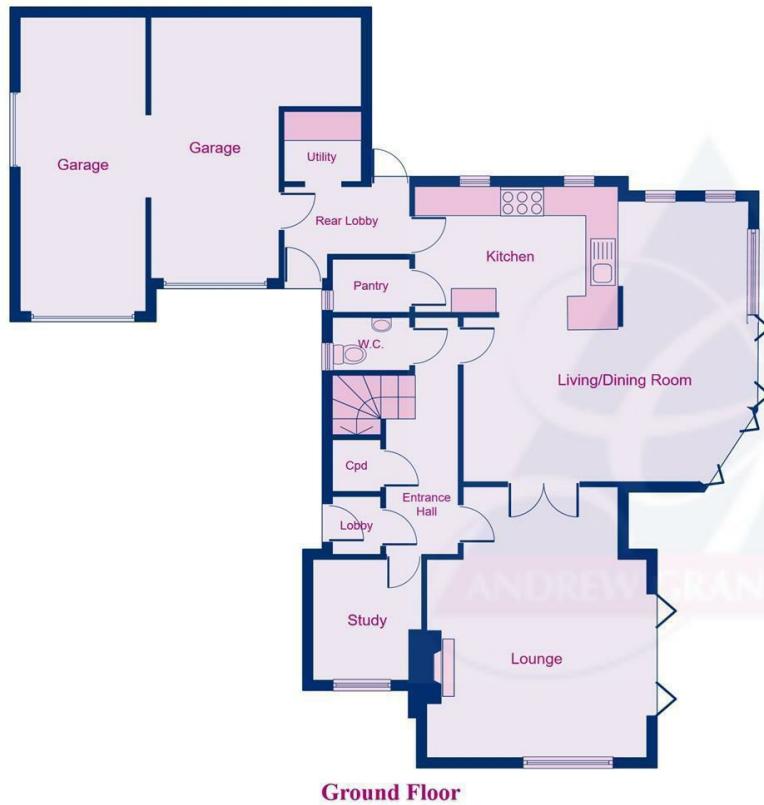
With two up and over doors, park brick dividing wall, window to the side elevation and door leading to the garden.

Outside

The property is approached via a gravelled driveway leading to ample car standing, timber shed and access to the garage. The beautiful gardens surround the property with mature trees, shaped lawns, pathways, deep floral and herbaceous borders. To the rear are further gardens with raised beds and gravelled seating area.



Floorplan



Created using Vision Publisher™



EPC Rating - D

Tenure - Freehold

Council Tax Band - F

Local Authority
Leicester

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



To arrange a viewing please contact our Oadby (Sales) office on 01162 429922

ANDREW
GRANGER & CO
Part of

SHELDON
BOSLEY
KNIGHT
LAND AND
PROPERTY
PROFESSIONALS