

6 BURLINGTON ROAD
STONEYGATE, LEICESTER



JAMES
SELICKS

SALES LETTINGS SURVEYS MORTGAGES



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6 Burlington Road

Stoneygate

Leicester LE2 3DD

Located on this quiet cul-de-sac road within a short walk to the Queens Road shopping promenade, a spacious, three bedroom detached bungalow, offered to the market with no upward chain.

Porch | entrance hall | sitting room | dining room/bedroom three | breakfast kitchen | master bedroom | en-suite shower room | bedroom two | bathroom | front gardens | driveway | integral double garage | lawned rear gardens | summerhouse | EPC - E

LOCATION

Burlington Road is a delightful suburban backwater; a Conservation Area on the borders of Stoneygate and Clarendon Park which, by virtue of its cul-de-sac location, even residents are often unaware of its existence. An excellent range of fashionable local amenities are closeby at Queens Road with delicatessens, restaurants and boutiques for day-to-day needs. There is a Health Centre on Springfield Road, a wide range of sporting and leisure facilities within the area, and popular schools both in the state and private sector. de Montfort and Leicester Universities and the Leicester Royal Infirmary are within easy reach, with the city centre two miles north, and the railway station providing mainline access to London St Pancras in just over one hour.

ACCOMMODATION

A porch and composite front door with leaded windows lead via a glazed inner door into an entrance hall housing a cloaks cupboard and giving access to the garage. The spacious sitting room has a uPVC double glazed bay window to the front elevation, picture rail, a feature fireplace with inset electric fire and uPVC double glazed windows to either side elevation.

The breakfast kitchen has a uPVC double glazed window to the rear elevation overlooking the garden, an excellent range of contemporary style eye and base level units and soft-closing drawers, quartz preparation surfaces, undermounted stainless steel one and a quarter bowl sink with chrome mixer tap and quartz drainer unit, pan drawers, Neff double oven, four-ring John Lewis induction hob with quartz splashback and extractor unit above, built-in fridge, halogen down spotlights. Bedroom one has a uPVC double glazed window to the front elevation and an en-suite shower room with shower enclosure, low flush WC, pedestal wash hand basin, bidet, part tiled walls and a uPVC double glazed window to the rear elevation. Bedroom two has a built-in wardrobe, pedestal wash hand basin and a uPVC double glazed window to the front elevation. The dining room/bedroom three has a uPVC double glazed window to the rear.

OUTSIDE

To the front of the property are mature front gardens set behind a walled and fenced boundary and a tarmac driveway providing car standing for several vehicles and leading to the integral double garage has twin up and over doors, power and lights. To the rear of the property are good-sized gardens with lawned areas, a timber summerhouse and enclosed vegetable patch to the rear.

DIRECTIONAL NOTE

Proceed out of Leicester via the A6 London Road in a southerly direction crossing over the Victoria park roundabout eventually taking a right hand turn at the traffic light complex into Avenue Road, eventually take a left hand turning into Burlington Road, where the property may be found on the left hand side, as indicated by the Agents For Sale board.





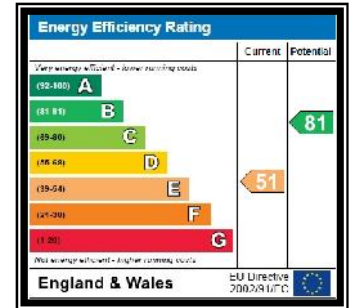
6 Burlington Road, Stoneygate, Leicester LE2 3DD

Total Approximate Gross Internal Floor Area = 1313 SQ FT / 122 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.

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