





21 Woodland Avenue, Leicester

£725,000 Freehold

Stunning 7-bed Stoneygate home offering 3,500 sq ft, period features, open-plan kitchen, en-suites & mature garden. Fully modernised throughout. Chain-free with off-road parking. Viewing essential!

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Entrance Hall

The parquet herringbone flooring and a decorative fireplace establish an immediate sense of elegance upon entering. The stained glass door and window flood the space with natural light, while steps lead to a cloaks cupboard housing the alarm panel. The hallway also provides access to the basement storage area and features a traditional-style radiator.

Reception Room One

17' 9" x 16' 5" (5.40m x 5.00m)

This grand living space features secondary double-glazed windows to the front and a leaded window overlooking the rear elevation. Beautiful parquet herringbone flooring is complemented by a period-style fireplace with a tiled hearth and surround. Finished with inset spotlights, a picture rail, and built-in shelving, it offers a warm yet sophisticated atmosphere.

Reception Room Two

20' 0" x 14' 5" (6.10m x 4.40m)

An exceptionally proportioned second reception room centered around a period-style fireplace with tiled hearth and surround. Parquet herringbone wooden flooring and a window with fitted shutters to the rear elevation enhance its timeless charm. Spotlights, a picture rail, and a traditional radiator complete this versatile family room.



Kitchen Dining Room

24' 11" x 15' 9" (7.60m x 4.80m)

(narrowing to 3.00 m) A spacious open-plan heart of the home fitted with modern wall and base units, quartz work surfaces, and a built-in ceramic sink. Bifold doors and dual-aspect double-glazed windows flood the space with natural light, complementing the sleek wooden flooring and underfloor heating. Key amenities include an electric cooker point with a stainless steel chimney hood, two integrated fridges, and plumbing for a dishwasher.



Lobby

Connecting key ground-floor facilities, this practical lobby features durable tiled flooring and inset ceiling spotlights.

Ground Floor WC

7' 3" x 4' 3" (2.20m x 1.30m)

Characterised by elegant part wood-panelled walls and tiled flooring, this cloakroom includes a low-level WC and wash hand basin. A side-elevation window provides natural ventilation alongside a heated chrome towel rail.



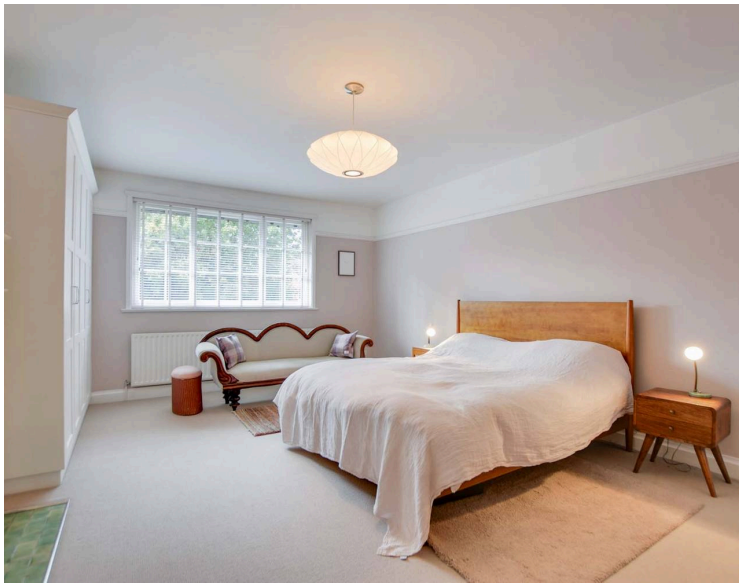
Utility Room

10' 10" x 7' 10" (3.30m x 2.40m)

A highly functional utility room benefiting from windows to both the front and side elevations, along with direct side access. The room features a stainless steel sink with drainer, plumbing for a washing machine, base units with worktops over, additional shelving, and space for a freestanding fridge/freezer.









Side Lean-To

18' 4" x 5' 7" (5.60m x 1.70m)

Providing direct access to both front and rear elevations, this sheltered area includes built-in cupboards and shelving. It leads directly to the dedicated boiler room housing twin wall-mounted boilers and water tanks.

First Floor Landing

A bright mid-level circulation area with stairs continuing to the second floor, complete with inset ceiling spotlights and a radiator. Generous storage is provided via a dedicated cupboard fitted with shelving

Bedroom One

19' 4" x 14' 1" (5.90m x 4.30m)

A expansive principal bedroom suite enhanced by fitted wardrobes occupying both alcoves. Features a period-style fireplace with tiled insert and hearth, a picture rail, and a window with blinds to the rear.

Bedroom Two

17' 5" x 16' 9" (5.30m x 5.10m)

A substantial double bedroom situated to the front elevation with built-in window blinds and a classic picture rail. Thoughtfully detailed with comprehensive fitted wardrobes, a period radiator, and access to a private en-suite.

Bedroom Two - Ensuite Shower Room

6' 11" x 3' 7" (2.10m x 1.10m)

Fully tiled cubicle with an overhead rainfall shower and secondary handheld attachment. Features a low-level WC, wash hand basin, heated chrome towel rail, inset spotlights, and tiled flooring.

Bedroom Three

13' 9" x 13' 5" (4.20m x 4.10m)

A comfortable bedroom featuring fitted wardrobes with an integrated window box seat, storage, and dressing table. Centred around a period-style fireplace with a tiled hearth and completed by a rear-facing window with blinds.

Bedroom Three - Ensuite Shower Room

10' 2" x 3' 3" (3.10m x 1.00m)

Comprising a walk-in shower cubicle with rainfall head, low-level WC, and wash hand basin. Finished with partial wall tiling, tiled flooring, an extractor fan, inset spotlights, and a heated towel rail.





Bedroom Four

14' 5" x 7' 10" (4.40m x 2.40m)

Located to the front, this bedroom incorporates built-in shelving, storage cupboards, and a period-style fireplace. Brightly lit with inset spotlights and featuring a classic picture rail.

Family Bathroom

10' 6" x 7' 3" (3.20m x 2.20m)

A well-appointed four-piece family bathroom suite comprising a bath with mixer shower attachment and a separate walk-in tiled rainfall shower. Additional features include a low-level WC, wash hand basin, tiled flooring with underfloor heating, a heated chrome towel rail, and a window to the side elevation.

Bedroom Five

16' 9" x 13' 9" (5.10m x 4.20m)

A large top-floor bedroom boasting fitted wardrobes, drawers, and an integrated desk with shelving. Features a period-style fireplace on a tiled hearth alongside inset ceiling spotlights. (Measurements into the recess)

Bedroom Six

15' 5" x 14' 5" (4.70m x 4.40m)

Offering an ideal study or bedroom layout, complete with fitted wardrobes, a built-in desk, and open shelving. A rear-facing window overlooks the gardens below. (Measurements into the recess)

Bedroom Seven

14' 5" x 12' 2" (4.40m x 3.70m)

Benefiting from dual-aspect light via a skylight and side window, finished with classic wooden flooring. Includes a period-style fireplace with a tiled hearth and a radiator.

Shower Room

9' 10" x 4' 11" (3.00m x 1.50m)

Servicing the second floor, this modern shower room contains a tiled shower cubicle, low-level WC, and power storage. Fitted with a skylight window, tiled flooring, heated towel rail, and loft access.

Front Garden

Low-maintenance frontage featuring off-road driveway parking framed by established borders.



Ground floor



1st floor



Basement



2nd floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Rear Garden

An established, mature rear garden offering excellent privacy, laid mainly to lawn with well-stocked planted borders and attractive York stone paving. The garden is conveniently accessible via the kitchen bifold doors and side lean-to, providing an inviting space for outdoor dining and relaxation.

Driveway

Private off-road driveway located to the front of the house providing parking for 1 vehicle.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

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