



## GUILFORD ROAD, STONEYGATE

£2,400

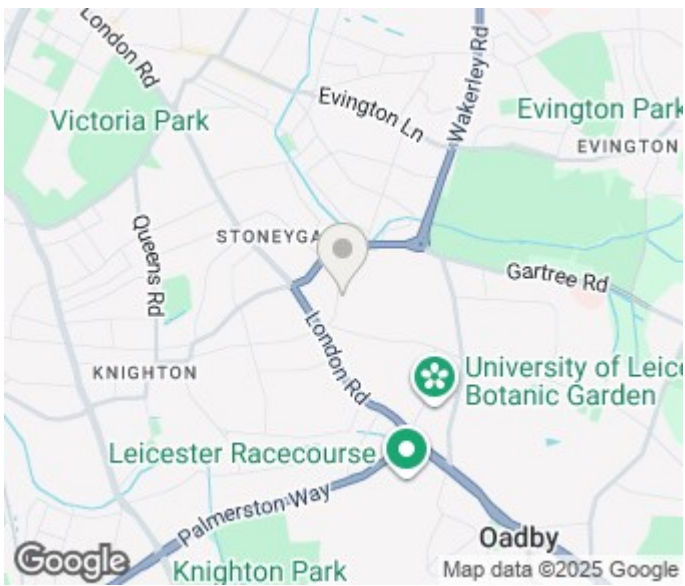
Nestled in the highly desirable suburb of Stoneygate, this superb period semi-detached home on Guilford Road offers an exceptional living experience. With its prime location, residents will enjoy excellent transport links, making it easy to access the City Centre, the main line station on London Road, as well as the two universities and Leicester Royal Infirmary. The vibrant Allandale Road shopping area is also conveniently close, providing a variety of local amenities.

This charming house features three generous reception rooms, perfect for both entertaining guests and enjoying family time. The wide reception hall welcomes you into the home, leading to a splendid living room, a versatile dining room, and a third reception area that can be tailored to your needs. The well-appointed kitchen boasts modern units and appliances, offering ample storage and delightful views of the mature rear garden.

Upstairs, the property accommodates five spacious bedrooms spread across two floors, ensuring plenty of room for family and guests. Two of the bedrooms benefit from en suite facilities, providing added convenience and privacy. The luxury family bathroom features a four-piece suite, designed for relaxation and comfort.

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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    | 1                       |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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