



19 Elms Road, Leicester LE23JD

MOORE  
& YORK





### Property at a glance:

- Remarkable Character Detached Family Dwelling
- Situated in a highly regarded Conservation Suburb
- Grounds Approaching One Acre
- Building Plot With Planning Permission Detached Dwelling
- Extended Lounge with Bi-fold doors to gardens
- Dining Room & Open Plan Living Area
- Bedroom Suite with Double bedroom, Dressing Room & Bathroom
- Two Further En-Suites & Bathroom
- Four Further Bedrooms
- Gardens Approaching One Acre

**Guide Price £1,700,000 Freehold**



A truly remarkable character detached home standing proudly on one of Leicester's most sought after road nestled in the highly popular Stoneygate Conservation suburb. This stunning home was previously a University building which was converted and extended by the present owner with great care and attention to now offer spacious, versatile accommodation throughout standing in grounds approaching one acre, including a in and out driveway to front and double side garage, with building plot to rear with planning consent for a three/four bedroom detached dwelling. The accommodation of this amazing home briefly comprises to the ground floor entrance porch, reception hall, inner hallway, cloaks cupboard, WC, lounge, bar area, further extended lounge, dining room, laundry, open plan living area incorporating kitchen, breakfast and sitting areas, outer lobby and secondary cloakroom and to the first floor galleried landing, bedroom suite with double bedroom, dressing area and five piece bathroom, guest room with en-suite four piece bathroom, bedroom with en-suite shower room, two further bedrooms and five piece family bathroom. The grounds comprise of a evergreen screened frontage with in and out driveway and side double garage with electrically operated up and over door and further side parking area. Extensive patio and lawns to rear with well stocked evergreen and mature tree borders leading to plot to rear with planning consent to rear for the erection of a three/four bedroom detached home (planning reference number available via contacting office).

#### ENTRANCE PORCH

#### RECEPTION HALL

12' 0" x 11' 3" (3.66m x 3.43m)

#### LOUNGE

20' 11" x 14' 10" (6.38m x 4.52m)

#### BAR AREA

7' 7" x 9' 10" (2.31m x 3.00m)

#### EXTENDED LOUNGE AREA

26' 5" x 17' 10" (8.05m x 5.44m)

#### INNER HALLWAY

#### CLOAKROOM

#### CLOAKROOM/WC

#### DINING ROOM

19' 10" x 14' 9" (6.05m x 4.50m)

#### OPEN PLAN LIVING AREA

#### KITCHEN/BREAKFAST AREA

23' 1" x 14' 5" (7.04m x 4.39m)

#### SITTING AREA

14' 3" x 13' 7" (4.34m x 4.14m)











**LAUNDRY**

11' 6" x 11' 3" (3.51m x 3.43m)

**OUTER LOBBY****CLOAKROOM****GALLIERED FIRST FLOOR LANDING****MASTER BEDROOM SUITE****BEDROOM**

17' 6" x 12' 0" (5.33m x 3.66m)

**DRESSING ROOM**

12' 11" x 8' 5" (3.94m x 2.57m)

**BATHROOM**

8' 9" x 7' 0" (2.67m x 2.13m)

**BEDROOM 2**

16' 10" x 12' 11" (5.13m x 3.94m)

**EN SUITE BATHROOM**

8' 9" x 7' 0" (2.67m x 2.13m)

**BEDROOM 3**

11' 5" x 11' 5" (3.48m x 3.48m)

**EN SUITE SHOWER ROOM**

9' 3" x 5' 0" (2.82m x 1.52m)

**BEDROOM 4**

11' 3" x 9' 11" (3.43m x 3.02m)

**BEDROOM 5**

11' 5" x 11' 5" (3.48m x 3.48m)

**FAMILY BATHROOM**

9' 3" x 5' 0" (2.82m x 1.52m)

**OUTSIDE**







**Ground Floor**  
Approx. 258.2 sq. metres (2779.4 sq. feet)



Total area: approx. 540.7 sq. metres (5819.6 sq. feet)

**First Floor**  
Approx. 282.4 sq. metres (3040.2 sq. feet)



IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property â€” if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor



