

# TO LET



## Residential Accommodation to Rent

- **Stonesby Avenue Lodge  
LEICESTER - LE2 6TY**

**Rental pcm £1,350  
HMO pcm £2,000**



**1582 sq Ft  
(147 sq M)**

- **Central Location**
- **Furnished or Unfurnished**
- **Fitted Kitchen**
- **Parking Available**
- **Secure & Safe Environment**

*Property Provided by*



0330 111 0786

[www.ownzmanagement.com](http://www.ownzmanagement.com)

193 Charles Street, Leicester, LE11LA



# Stonesby Avenue Lodge LEICESTER - LE2 6TY



## Description

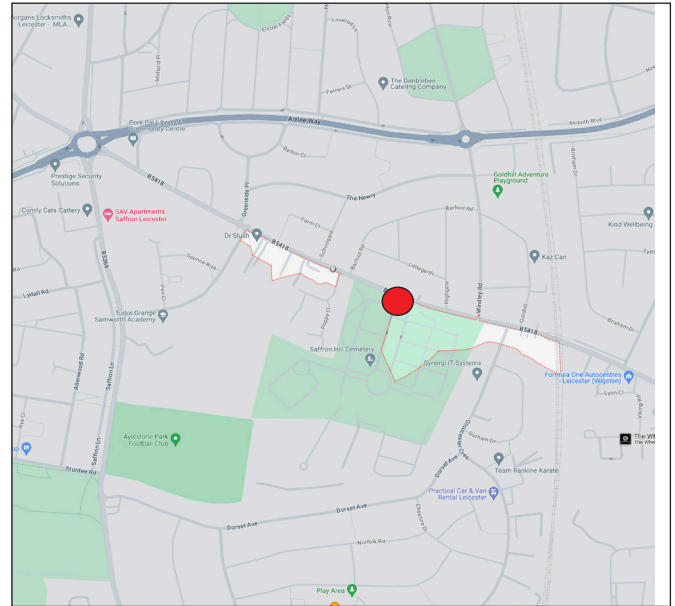
The Property consist of a self contained studio apartment to the left of the main entrance, complete with kitchen area and its own metered services. Passing through the main entrance to the right one finds the main house which consist of a large dining area with views into the garden and a good sized lounge also with garden views. There is a separate downstairs Toilet. The property also has a good size family kitchen including pantry and a utility room comprising of all necessary appliances and an ironing room. Attached to this there is also an outdoor store room.

Walking out into an extra-large garden we find a delightful, gravelled patio to the right and a lavish lawn area. The Garden overlooks the cemetery to the rear. The Garden can be accessed via the kitchen and via a side entrance.

Upstairs on the first floor we are met with a large hallway opens out to 3 double bedrooms with lots of natural light from large windows. The upstairs also has a separate Toilet and a Family bathroom. Fully carpeted bedrooms, hallway, stairs and landing.

This wonderful house and grounds are complete with rear entrance, yard, spacious rear garden and gated off-road car parking for 8 vehicles. The property is situated in a very well populated community and a secure neighbourhood with close proximity of local emergency services and Doctor Surgery.

The Main House boasts 119 sq m with an additional 27 sq m Self Contained Studio. The total grounds, including the house and garden boast an impressive size of 0.33 acres.



## Public Transport



The Property is very well situated for public transport, taking you to Leicester City Centre where a short walk gets you to the railway station for direct connections to London and all other parts of the country, London being only an hour on the direct train from Leicester. St Margaret's Bus Station provides National bus and coach connections to London and all airports in London and the Midlands.

## Schools (walking distance)



- Falcons Primary School 6 Miles
- Rolestone Primary School 0.0km
- South Wigston High School 1km
- Guthlaxton College 1.8km

## Local Amenities



Short walk from Wigston Town, Access to:  
**Tesco**  
**Aldi**  
**Wicks**  
**B&Q**  
**Takeaways & Restaurants**

## Floor Plan

### Features

- Two large reception rooms
- Fully equipped large kitchen
- High ceilings for a more open feeling
- Spacious with lots of natural light
- Two Spacious bathrooms
- Utility cupboards built-in
- Gas Central heating throughout
- Available furnished or unfurnished
- Fire safety compliant
- Metered electricity

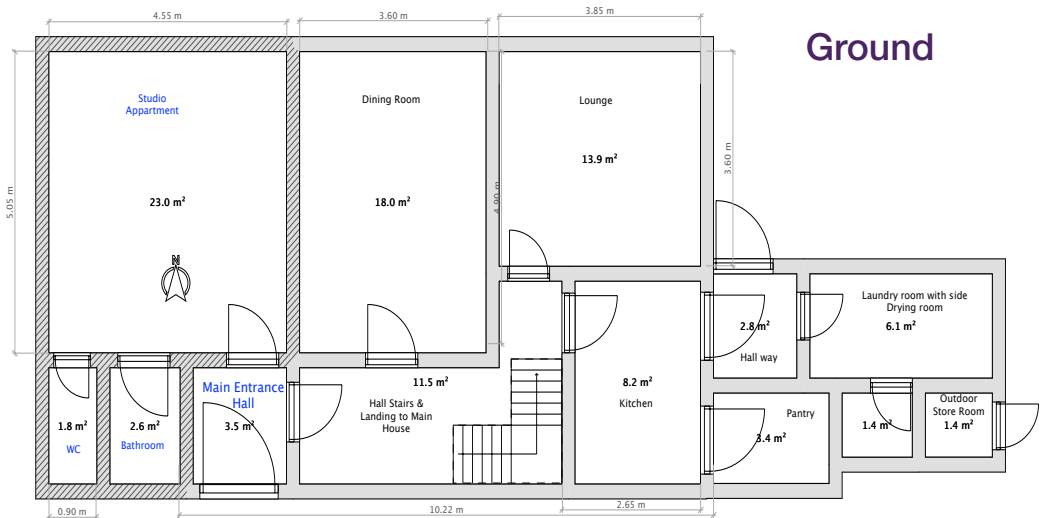
### Location

Situated in the south of central Leicester, this property is well connected via road and public transport to the city centre, making it perfect for commuting to the heart of the city, or for connecting with all major national routes. The building is situated near several large public parks, while also being a short walk from local amenities and with fast easy access to the city centre itself.

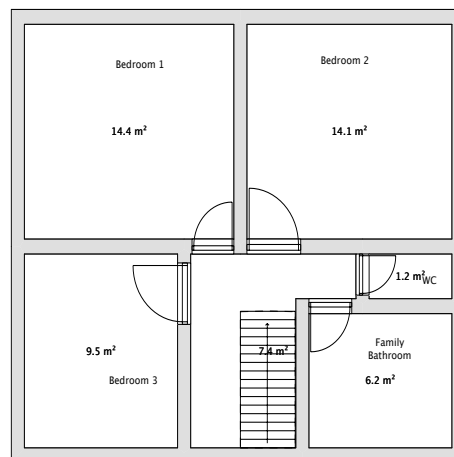


EPC rating: D  
Council tax band: A,

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



Ground



First

### Spacial Distribution

Entrance hallway	3.5m sq
Main hallway	11.5m sq
Main Kitchen	8.2m sq
Bathroom	2.6m sq
Studio/ Living Space	23m sq
Living Space 2	18m sq
Living Space 3	13.9m sq
Bedroom 1	9.5m sq
Bedroom 2	14.4m sq
Bedroom 3	14.1m sq
Main Bathroom	6.2m sq
Toilet (Seperate)	1.2m sq



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Lodge 1, Stonesby Avenue  
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