

FLOOR PLAN

DIMENSIONS

Porch
3'03 x 4'03 (0.99m x 1.30m)

Entrance Hall

Kitchen
9'03 x 5'10 (2.82m x 1.78m)

Lounge Diner
14'11 x 12' (4.55m x 3.66m)

Conservatory
6'11 x 9'04 (2.11m x 2.84m)

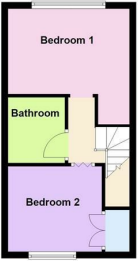
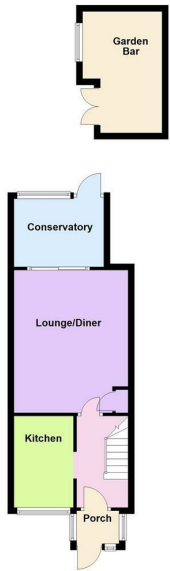
Landing

Bedroom One
8'08 x 12'01 (2.64m x 3.68m)

Bedroom Two
8'04 x 8'06 (2.54m x 2.59m)

Bathroom
6'08 x 5'06 (2.03m x 1.68m)

Garden Bar
12'08 x 8'01 max (3.86m x 2.46m max)

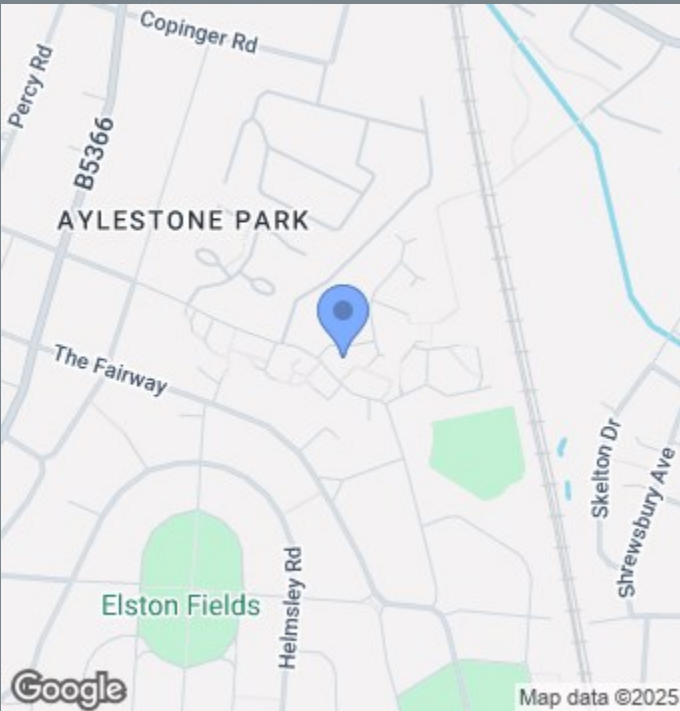


OVERVIEW

- Beautifully Presented Home
- Fabulous Cul De Sac Location
- Ideal First Time Or Investment Buy
- Porch & Entrance Hall
- Lounge Diner
- Kitchen & Conservatory
- Two Bedrooms & Bathroom
- Driveway & Landscaped Garden
- Garden Bar
- EER -C, Freehold, Tax Band - A

LOCATION LOCATION....

Cheviot Road in Leicester is a well-connected & family-friendly location that combines everyday convenience with a welcoming community feel. Families benefit from a choice of good local schools, including Marriott Primary, Montrose Primary & Sir Jonathan North College, all within easy reach. For outdoor space, Aylestone Meadows nature reserve is close by, offering riverside walks, cycle routes & plenty of green open space for leisure. Everyday essentials are catered for with local shops, cafés & takeaways nearby, while larger shopping destinations such as Fosse Park are only a short drive away. Transport links are excellent, with regular bus services into Leicester city centre, easy access to the ring road & close connections to the M1 & M69 motorways, making commuting straightforward. With its balance of good schools, open spaces, handy amenities & a strong sense of community, Cheviot Road is a fantastic place to call home.



THE INSIDE STORY

This beautifully presented home offers the perfect balance of style, comfort, and practicality, making it an ideal choice for modern living. A smart driveway to the front provides off-road parking, while the welcoming porch creates a handy space to neatly store coats and shoes before stepping inside. The entrance hall sets a warm and inviting tone, with solid wood flooring that flows seamlessly into the spacious lounge diner — the true heart of the home. This versatile and light-filled space is where family life naturally comes together, whether it's cosy evenings curled up on the sofa, lively dinners around the table, or entertaining friends. Patio doors extend the room further into a delightful conservatory, a sun-soaked retreat that can be enjoyed year-round, from relaxed morning coffees to quiet moments with a book, all while overlooking the garden. The kitchen, thoughtfully fitted with cream shaker-style units and contrasting wood-effect surfaces, combines timeless charm with practical design. Offering generous workspace and storage, it's a functional and attractive hub for preparing everyday meals or whipping up something special. Upstairs, the landing leads to two bedrooms, each offering a peaceful and private retreat. The stylish bathroom is fitted with a contemporary three-piece suite, ideal for both quick morning routines and long, indulgent evening soaks. Outside, the property continues to impress with a driveway to the front and an enclosed, landscaped rear garden designed for low-maintenance living. Attractive patios provide ideal spots for alfresco dining or soaking up the sunshine, while artificial grass creates a lush, green finish all year round. A real highlight is the garden bar, complete with power and lighting — perfect for entertaining guests on summer evenings, or easily adaptable into a home office, gym, or creative studio to suit modern lifestyles.

