

FLOOR PLAN

DIMENSIONS

Lounge
11'02 x 10'09 (3.40m x 3.28m)

Dining Room
11'06 x 10'09 (3.51m x 3.28m)

Kitchen
12'01 x 6' (3.68m x 1.83m)

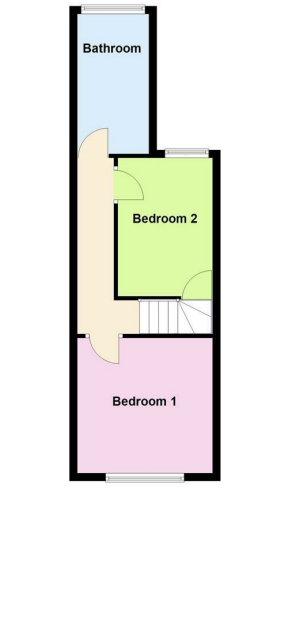
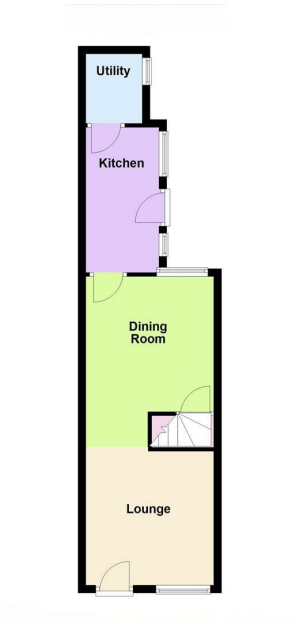
Utility
5'09 x 4'10 (1.75m x 1.47m)

Landing

Bedroom One
11'04 x 10'09 (3.45m x 3.28m)

Bedroom Two
11'06 x 8' (3.51m x 2.44m)

Bathroom
11'08 x 6' (3.56m x 1.83m)

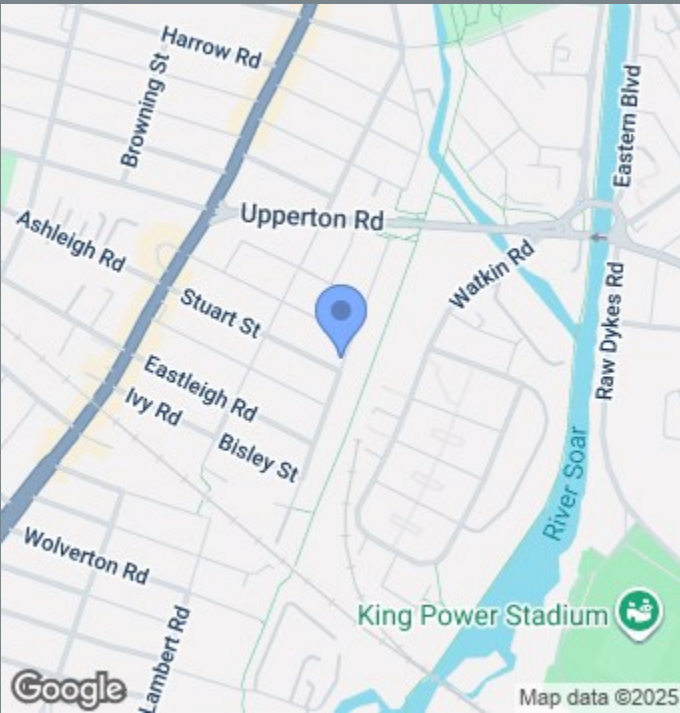


OVERVIEW

- Perfect First Time Or Investment Purchase
- Excellently Located & No Onward Chain
- Lounge & Dining Room
- Kitchen & Lounge
- Two Double Bedrooms
- Bathroom
- Enclosed Garden
- Viewing Advised
- EER - D, Freehold
- Council Tax Band - A

LOCATION LOCATION....

Western Road is a vibrant & well-connected area that beautifully blends urban convenience with a strong sense of community. Situated close to the heart of the city, residents enjoy easy access to an excellent range of local shops, cafés, & everyday amenities, while Leicester’s bustling city centre—with its shopping, dining, & entertainment options—is just a short distance away. The area is surrounded by parks & green spaces, including the popular Bede Park & Castle Gardens, perfect for peaceful walks, family picnics, or enjoying the outdoors along the riverside. Families benefit from a choice of well-regarded schools nearby, offering quality education at both primary & secondary levels. Excellent transport links, including nearby bus routes & easy access to the A50 & Leicester train station, make commuting effortless whether for work or leisure.



THE INSIDE STORY

Set in a highly sought-after location, this lovely terraced home combines character, comfort, and convenience, making it an ideal choice for a wide range of buyers. Stepping inside, you are welcomed into a bright and inviting lounge — a perfect space to relax and unwind after a busy day. Flowing through from here, the separate dining room offers a more formal setting, ideal for family meals, entertaining friends, or even working from home if desired. The kitchen is well-proportioned and designed for everyday living, with space for appliances and easy access to the adjoining utility room, which provides additional storage and practicality. Upstairs, the home features two comfortable bedrooms, each offering a peaceful retreat, while the bathroom serves the accommodation with a functional and versatile layout. Outside, the property enjoys a private garden, offering plenty of potential for outdoor seating, planting, or simply enjoying a sunny afternoon. Altogether, this is a charming home in a desirable location, ready for its next chapter.

