



Southside Road, Leicester

4  2  2  C 







- Extended Detached Home
- Two Reception Rooms
- Open-Plan Kitchen/Diner

- Four Double Bedrooms
- Driveway & Garage

Situated within a popular residential development built in 2004, this extended detached family home offers spacious and versatile accommodation, ideal for growing families. Located just off Narborough Road on the well-regarded Southside Estate, the property benefits from excellent access to local amenities, schooling, transport links, and major retail and business hubs.

The ground floor comprises an entrance porch leading into a welcoming hallway with staircase to the first floor and access to a convenient downstairs WC. To the front is a bright main reception room featuring a walk-in bay window and central fireplace. Double doors lead through to a second reception room, providing flexible living space ideal for a family room, snug, or home office.

To the rear, the home features a generous open-plan kitchen/diner, fitted with a range of wall and base units, complementary work surfaces, breakfast bar, built-in oven, gas hob with extractor, and space for appliances. French doors open onto the rear garden, while internal access leads into the integral garage with light and power.

The first floor offers four double bedrooms, all with built-in wardrobes. The principal bedroom benefits from a modern en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom. An insulated loft space provides additional storage.

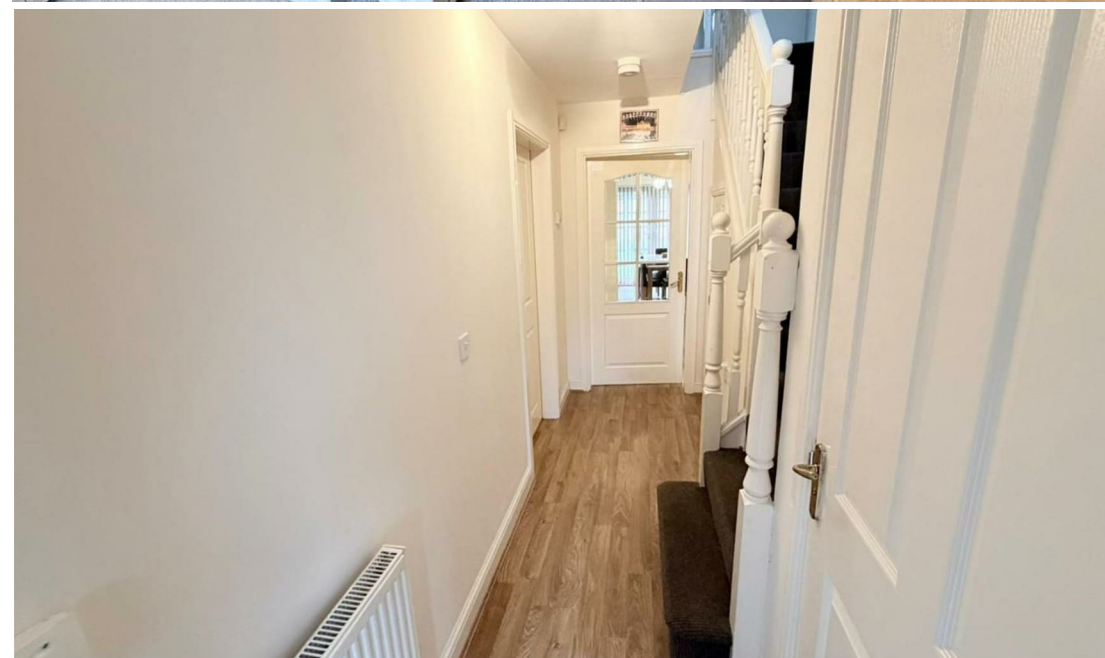
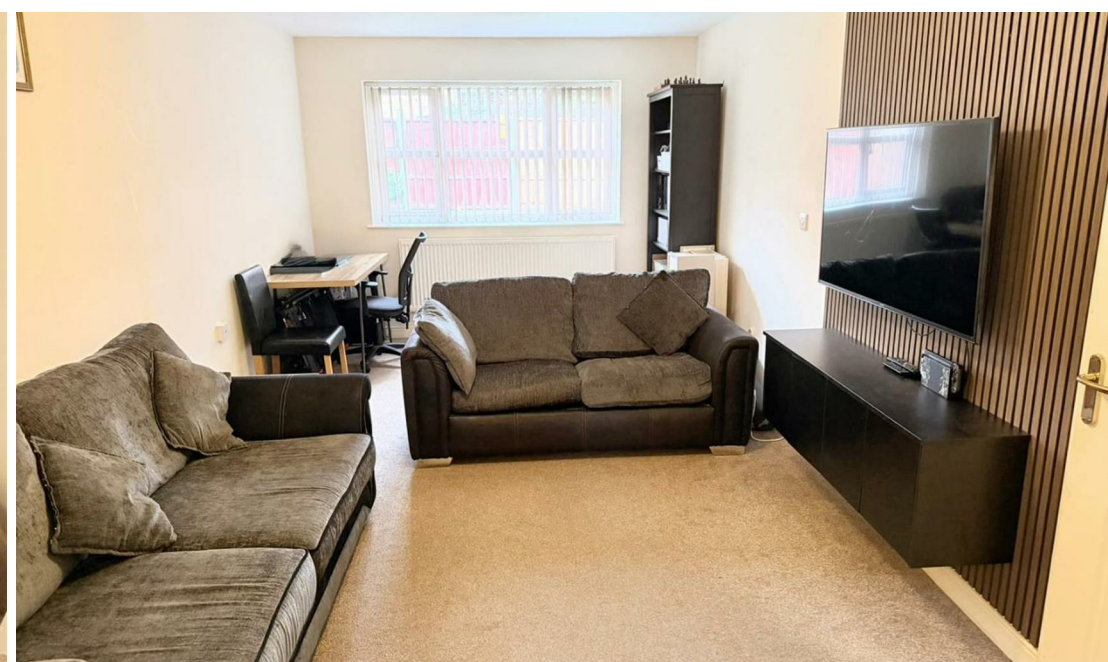
Externally, the property benefits from a tarmac driveway providing off-road parking and access to the integral garage. Gated side access leads to a private rear garden, mainly laid to lawn with a patio area ideal for outdoor seating and entertaining.

Tenure is Freehold. EPC Rating C. Council Tax Band E. There is a development charge of approximately £11.96 per month. Viewings strictly by appointment only.



Price: £400,000











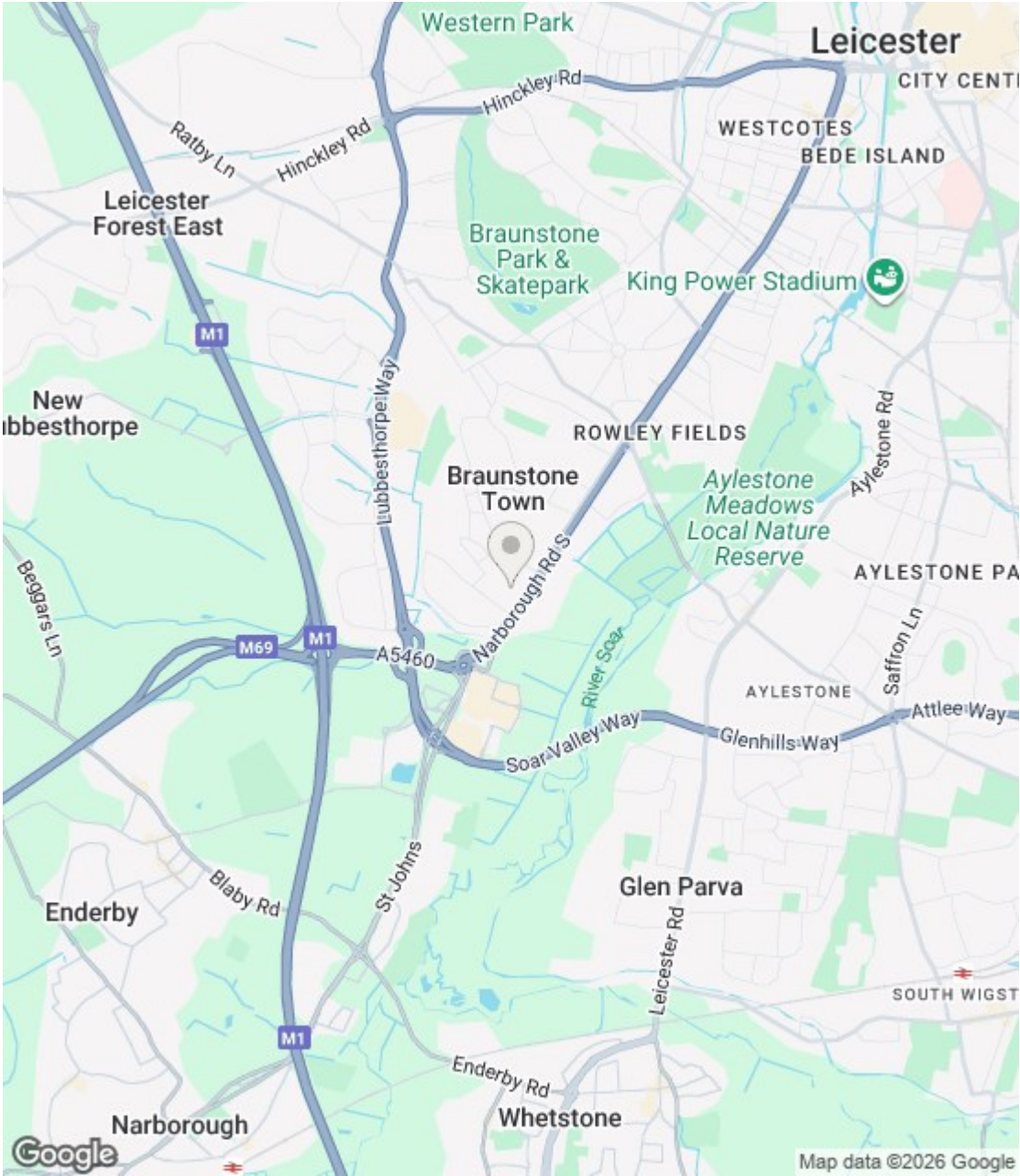


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	





Ground Floor



First Floor

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