

# Alexanders



Byway Road  
Leicester



# Byway Road

## Leicester

- Stunning modernist design
- Spacious living kitchen with sliding door
- High specification throughout
- Three double bedrooms
- Main bedroom with a dressing area and en suite
- One feature bedroom with mezzanine
- Three reception rooms
- 204.6 square metres - 2203.3 square feet
- EPC Rating C / Council Tax Band C / Freehold

### General Description

A stunning, contemporary, spacious home featuring an open plan living/dining/kitchen area to encompass the gardens and fabulous outdoor entertaining area. This property has many quirky features throughout, such as the bedroom with a mezzanine floor. A must to view and appreciate.

### Accommodation Summary

Entrance porch, hallway, living room, study, open plan living kitchen, playroom, utility, shower room, four bedrooms, main bedroom with dressing area, walk in wardrobe and en suite, one bedroom with mezzanine floor area, shower room.

Outside, the property has parking to the front. The rear gardens are landscaped with a large, raised patio off the living kitchen, stepping down on to lawns with a feature outdoor covered entertaining area with power.

### Location

A couple of minute's walk to Francis Street and Allandale Road shopping centre. Good access links via road and public transport to Oadby Shopping Centre, Evington Road, City Centre and Motorways. Property is located in catchment area for good and outstanding Ofsted rated schools.



---

### Agents Notes

A home that keeps on giving with many personal touches and a modernist design.

### Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders East Midlands (01664) 896332.

### Tenure

Freehold.

### Services

We are advised that mains , electricity, water and drainage are connected and gas fired central heating.

### Local Authority

Leicester City Council, City Government Office, 17 Princess Road (0116 454 1021). Council Tax Band C.

### Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

### Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.



**Ground Floor**  
Approx. 110.3 sq. metres (1187.2 sq. feet)



**First Floor**  
Approx. 86.6 sq. metres (931.8 sq. feet)



**Second Floor**  
Approx. 7.7 sq. metres (83.3 sq. feet)



Total area: approx. 204.6 sq. metres (2202.3 sq. feet)



## Important Information

**Viewing** - To arrange a viewing, please contact the Market Bosworth Sales Team on 01455 291471  
**Measurements** - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

**General Note** - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.



Viewing by appointment only

**Alexanders**

7 Main Street  
Market Bosworth  
CV13 0JN

Telephone Sales: 01455 291471  
Email: mbsales@alexanders-estates.com