



**Lady Hay Road, Leicester, LE3 9QW**  
**Offers over £600,000**  
**Freehold**

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**Taylors**  
Est. 1992

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Spacious five-bedroom detached home

Three reception rooms

Modern kitchen/diner

Off-road parking and double garage

Ensuite to master and bedroom two

Large rear garden

Please get in touch to arrange your visit!

#### Property description

<b>Reception room</b>	16'11" x 8'9" (5.18 x 2.69)
<b>Kitchen/diner</b>	16'6" x 11'8" (5.03 x 3.58)
<b>Dining room</b>	15'1" x 8'9" (4.60 x 2.69)
<b>Study</b>	8'5" x 7'4" (2.59 x 2.26)
<b>Utility room</b>	7'8" x 5'6" (2.34 x 1.68)
<b>Master bedroom</b>	15'5" x 11'10" (4.72 x 3.61)
<b>Ensuite shower room</b>	
<b>Bedroom two</b>	12'2" x 9'1" (3.73 x 2.79)
<b>Ensuite shower room</b>	
<b>Bedroom three</b>	11'6" x 10'11" (3.53 x 3.33)
<b>Bedroom four</b>	13'3" x 8'0" (4.06 x 2.46)
<b>Bedroom five</b>	11'10" x 8'9" (3.63 x 2.69)
<b>Family bathroom</b>	
<b>Double garage</b>	16'7" x 15'8" (5.08 x 4.78)



Executive five-bedroom detached home | Two ensuite bathrooms and a family bathroom | Large rear garden | Three reception rooms | Downstairs WC | Modern kitchen/diner | Off-road parking and double garage | Please get in touch to arrange your visit

Located on the highly sought-after Lady Hay Road in Leicester, just a short distance from Glenfield Hospital, this impressive five-bedroom executive detached home offers an exceptional opportunity for families and professionals alike. With generous proportions, well-planned living spaces and a superb location, this is a home designed for both comfort and practicality.

Upon entering the property, you are welcomed by a spacious entrance hallway that provides access to the main reception areas. The lounge is bright and inviting, a perfect space for relaxing with family or entertaining guests, and benefits from French doors that open out onto the rear garden. Adjacent to the lounge is the formal dining room, which connects conveniently to both the living area and the kitchen, making it ideal for family

meals or hosting dinner parties.

The kitchen is a standout feature of the home. Large and versatile, it provides ample space for informal dining and everyday family living. From here, you can also access the rear garden, as well as the adjoining utility room, which leads through to a downstairs WC. A separate study is positioned at the front of the property, offering a quiet and private space for those working from home or requiring a home office. Completing the ground floor is an integral double garage, which can be accessed internally and provides excellent storage or future conversion potential, subject to planning.

Upstairs, the first floor offers five generously sized bedrooms. The principal bedroom features fitted wardrobes and a private en suite shower room, creating a peaceful retreat. The second bedroom also benefits from its own en suite, making it ideal for guests or older children. The remaining three bedrooms are all well-proportioned and include built-in storage, offering flexibility for use as children's rooms, guest accommodation or

additional workspace. A family bathroom serves these rooms and is positioned centrally from the landing.

Outside, the property enjoys a wide frontage with a driveway providing off-road parking for multiple vehicles, along with access to the double garage. To the rear, the enclosed garden is mainly laid to lawn, providing a private and secure outdoor space that is perfect for both children and entertaining during the warmer months.

Lady Hay Road is an established and popular residential location, ideally positioned for access to Glenfield Hospital, local schools and shops, and major road links including the A46 and M1. Leicester city centre is within easy reach, and nearby green spaces offer further appeal for families looking for a peaceful yet connected lifestyle.

This executive home presents a rare opportunity to secure a substantial property in one of Leicester's most desirable locations. Viewings are strictly by appointment and can be arranged by contacting our office directly.







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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

