



Netherhall Road, Leicester, LE5 1DQ

**ANDREW
GRANGER & CO**

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**SHELDON
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Property Description

Perfectly suited to first time buyers or young families, this beautifully presented three bedroom terrace offers the best of both worlds, modern comfort and a convenient location in a well established, community focused part of Leicester.

One of the standout features of this home is the private driveway with a dropped curb and space for two vehicles. This is a real advantage, as many neighbouring properties do not benefit from off road parking, making it a rare and valuable find.

The property also enjoys delightful views over open green space directly to the front. This creates a peaceful setting while also providing a safe and accessible area for children to play or for pets to explore, an everyday benefit that's hard to beat.

Inside, the home is in excellent condition. A spacious lounge/diner runs the full length of the property, creating a flexible living space for family time, entertaining, or simply relaxing. The modern kitchen is well appointed and opens directly onto the rear garden.

The garden itself has been tastefully landscaped and is designed with family life in mind. A covered patio provides year round use, whether it's summer BBQs or sheltered playtime, while steps lead up to a neat lawn. Brick built storage adds that all important practicality.

Upstairs, there are three generously sized bedrooms, all nicely presented, alongside a contemporary family bathroom. Double glazing and gas central heating add to the appeal, making this a move in ready home.

Families will love the convenience of this area. Several well rated schools are nearby, including Elmbrook School, Orchard Mead Academy, and Krishna Avanti Primary School, giving excellent options for children of all ages. Local shops and everyday conveniences are within walking distance, while Leicester city centre is just a short journey away for bigger shopping trips, dining, and leisure. Green spaces and parks are close at hand too, perfect for young children to play or for weekend walks.





Key Features

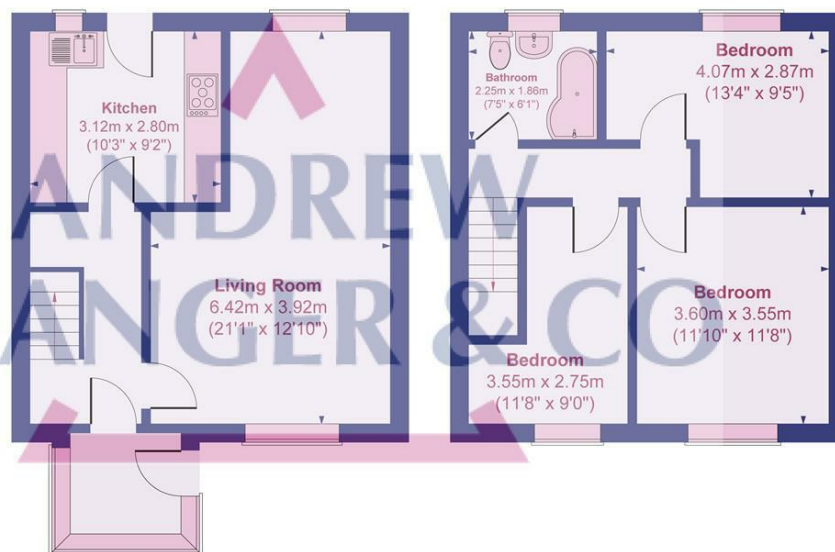
- Spacious three bedroom terrace in a popular family friendly area
- Private driveway with dropped curb, rare for the road, with space for two vehicles
- Overlooks open green space, ideal for children to play or pets to enjoy
- Large lounge/diner spanning the full length of the property
- Modern kitchen with direct garden access
- Landscaped garden with covered patio, lawn, and brick built storage
- Three well proportioned bedrooms alongside a stylish family bathroom
- New double glazed windows and gas central heating throughout
- Excellent local schools and shops within easy reach
- Ideal first home or step up for young families

£250,000





Approximate Gross Internal Area
78.8 sq. m. (848 sq. ft.)
Outbuilding At 5.8 sq. m. (62 sq. ft.)
Total 84.6 sq. m. (910 sq. ft.)



Outbuilding
 Floor area 5.8 sq.m. (62 sq.ft.) approx

Ground Floor
 Floor area 41.0 sq.m. (441 sq.ft.) approx

First Floor
 Floor area 37.8 sq.m. (407 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As
 built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating - C

Tenure - Freehold

Council Tax Band - A

Local Authority
 Leicester (city of)

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



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