



## 53 Henton Road , Leicester, LE3 6AY £260,000

Seeing is believing with this impressive Victorian three-storey home, offering exceptional space and a high standard of accommodation throughout. Ideally positioned within walking distance of local facilities and only a short drive from Leicester City Centre, the main railway station and DMU, the property combines convenience with classic period charm.

The well-planned layout comprises a welcoming entrance hall, elegant sitting room, separate dining room, and a modern kitchen fitted with an extensive range of units and integrated appliances, together with a utility room/WC.

To the first floor are two generous double bedrooms and a stylish family bathroom. Between the rear bedroom and the bathroom is an additional versatile space, currently arranged as a home office but equally suitable as a dressing area or additional storage.

The second floor hosts a further spacious double bedroom complete with en-suite facilities, creating an ideal private retreat.

Outside, the property enjoys a lawned rear garden, making it an excellent choice for a young or

### Viewing

Please contact our Berkley Kibworth Office on 0116 2796161 if you wish to arrange a viewing appointment for this property or require further information.



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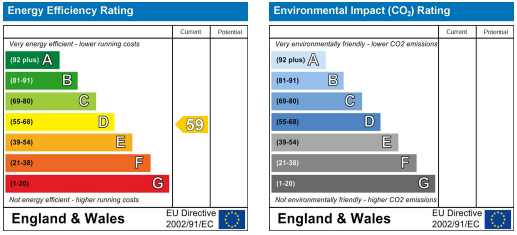
Floor Plan



Area Map



Energy Efficiency Graph



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