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Perkyn Road
Leicester



Property Description

Situated, is a suburban area on the eastern edge of Leicester, blending urban convenience with a more laid-back residential feel. It's a well-regarded neighbourhood, popular with families and those looking for a quieter lifestyle away from the hustle of the city centre, but still close enough for easy commuting also being within close proximity to local mosque/faith centre.

The area has a variety of amenities, including local shops, takeaways, and small businesses, all within walking distance. There are several schools nearby, like Thurnby Lodge Primary School, making it ideal for families with young children. For recreation, Willowbrook Park is a short distance away, offering green spaces, playgrounds, and walking paths.

Public transport is readily available, with bus routes linking Thurnby Lodge to Leicester city centre, which is about a 15-20-minute drive away. The city itself offers a rich cultural scene, shopping, dining, and leisure options, making it easily accessible from Perkyn Road. Furthermore, the location offers good road connections to surrounding areas via the A47 and other main roads, enhancing its appeal for commuters.

Overall, Thurnby Lodge combines the benefits of suburban living with the convenience of city access, making it a pleasant and practical place to live.

Ground Floor

Hallway

With understairs cupboard.

Lounge

12' 9" x 11' 9" (3.89m x 3.58m)

With window to the front.

Kitchen/Diner

18' x 9' 2" (5.49m x 2.79m)

Fully fitted and recently renovated kitchen with all the appliances. Having a diner area with an access to a good-sized utility room and a cloakroom. With an extension that gives opportunity for a second sitting area providing patio door to the rear garden.

Kitchen/Utility Room

8' 3" x 9' 9" (2.51m x 2.97m)

Used as a second kitchen with a gas cooker, a range of wall and base units, sink unit, plumbing for washing machine and window to the rear.

Cloakroom

5' 2" x 4' 4" (1.57m x 1.32m)

With wash hand basin, toilet, and towel radiator.

First Floor

Bedroom 1

12' 5" x 10' 3" (3.78m x 3.12m)

With fitted wardrobe and window to the front.

Bedroom 2

9' 1" x 7' 6" (2.77m x 2.29m)

With window to the front

Bedroom 3

9' 5" x 9' 6" (2.87m x 2.90m)

With fitted wardrobes and window to the rear.

Bathroom

8' 2" x 5' 4" (2.49m x 1.63m)

Having a bath with shower over, hand wash basin and toilet.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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