



Connells

Gimson Road
Leicester



Property Description

****A Well-Appointed and Generously Proportioned Character Property on a Spacious Corner Plot****

Occupying an enviable position on a generous corner plot, this impressive double-fronted character property seamlessly blends period charm with comfortable family living. Boasting excellent kerb appeal, the home benefits from a detached garage and convenient on-street parking and a wrap-around rear garden.

Upon entering, you're welcomed by a charming entrance porch that opens into a spacious hallway. The ground floor offers a superb flow of accommodation, featuring a bay-fronted living room and a separate bay-fronted dining room-both exuding natural light and period features. The well-fitted kitchen/breakfast room provides ample space for dining and leads to a practical utility area and a useful ground floor cloakroom/WC.

A staircase leads down to a versatile basement, ideal for storage or potential further development (subject to the necessary consents).

The first floor hosts two generously sized double bedrooms-both bay-fronted and featuring attractive fireplaces-alongside two additional single bedrooms and a well-appointed family bathroom.

This characterful home is ideal for families seeking space, charm, and convenience in a desirable residential setting.

Basement

10' 9" x 10' 9" (3.28m x 3.28m)

A staircase descends from the main level to the basement, offering convenient access to a spacious lower level. Ideal for storage, this area also presents excellent potential for future development-whether you envision a home gym, office, or additional living space. A versatile opportunity to expand and enhance the home's functionality.

Porch/Entrance Hall

An inviting porch opens into a welcoming entrance hall, setting the tone for the rest of the home. From here, you'll find access to the generously proportioned living room, formal dining room, and a well-appointed kitchen/breakfast room. Additional features include a practical utility room, a bright and airy conservatory, and a convenient ground floor WC cloakroom-perfect for guests and everyday family living.

Lounge

15' 10" x 10' 3" (4.83m x 3.12m)

Situated to the left aspect of the home, this stylish bay-fronted living room offers a bright and welcoming space, neutrally decorated to suit a variety of tastes. A charming feature log burner provides a cosy focal point, complemented by fitted carpets for added comfort. The room benefits from gas radiator central heating, ensuring warmth throughout the year. An elegant archway seamlessly connects the living area to the adjoining conservatory, enhancing the flow of natural light and creating a versatile space ideal for relaxation or entertaining.

Dining Room

22' 6" x 11' 5" (6.86m x 3.48m)

Positioned to the right aspect of the home, this attractive bay-fronted dining room is filled with natural light and offers a warm, inviting setting for both everyday meals and entertaining. Neutrally decorated and featuring fitted carpets, the space provides a comfortable and versatile backdrop. Gas radiator central heating ensures a cosy atmosphere throughout the seasons.

Kitchen/Breakfast Room

18' 8" x 11' 3" (5.69m x 3.43m)

This generously proportioned kitchen breakfast room is bathed in natural light, thanks to expansive windows and elegant French doors that open out to the garden. The space is thoughtfully designed with a range of stylish base units, complemented by contrasting worktops that provide ample preparation space. At the heart of the kitchen is a sleek, integrated induction hob with an overhead extractor, accompanied by a built-in oven and grill, ideal for both everyday cooking and entertaining. The light-filled ambience and open layout make this room a welcoming hub for family life and casual dining.

Utility

7' 4" x 5' 8" (2.24m x 1.73m)

Accessed directly from the kitchen, this practical and well-appointed utility area is ideal for managing laundry and drying needs. Featuring a window and French doors that open to the rear garden, the space benefits from natural light and ventilation. It offers convenient separation from the main kitchen, creating a dedicated area for household tasks while maintaining easy access to outdoor space.

Cloakroom

A well-positioned ground floor cloakroom with a toilet and wash hand basin, offering a great opportunity for personalisation as it requires final finishing touches.

Bedroom One

14' 3" x 12' 8" (4.34m x 3.86m)

A spacious and elegant bay-fronted master bedroom, beautifully presented with neutral décor to enhance natural light and space. The room features a striking central feature fireplace, adding character and charm. It is fully fitted with soft carpeted flooring and includes a radiator for comfort. The large bay window creates a light and airy ambience, making this a truly inviting retreat.

Bedroom Two

10' 4" x 12' 8" (3.15m x 3.86m)

Another charming bay-fronted double bedroom featuring a striking feature fireplace. The room is finished with soft fitted carpets and benefits from a radiator to ensure warmth and comfort throughout the year.

Bedroom Three

9' 7" x 7' 2" (2.92m x 2.18m)

A cozy single bedroom with a window to the side elevation, allowing natural light to brighten the space. The room is finished with soft fitted carpet and includes a radiator for added warmth and comfort.

Bedroom Four

10' 9" x 8' 3" (3.28m x 2.51m)

A compact, box-shaped room featuring a rear-facing window that allows natural light to enter. The floor is covered with a soft, fitted carpet, enhancing comfort and warmth. A radiator is installed to provide efficient heating, ensuring the space remains cozy.

Bathroom

A spacious family bathroom situated at the rear of the property, benefiting from ample natural light. The room is thoughtfully equipped with a bath, WC, a male urinal, and a wash hand basin, all complemented by durable, easy-to-maintain tiled flooring.









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