



Connells
connells.co.uk 0116 262 0022
FOR SALE



Property Description

****Guide Price £360,000-£370,000****

A rare opportunity to acquire this semi-detached residence on one of South Knighton most sought after streets.

Nestled on the prestigious Ridgway Road, this three bedroom family home offers a perfect blend of period charm and modern living. With generous proportions, a large rear garden, and off-road parking, this property is ideal for families looking to settle in one of Leicester's most desirable suburbs.

Ridgway Road is ideally located within walking distance of local amenities on Allandale Road and Francis Street, offering boutique shops, cafes and restaurants. Leicester city centre is easily accessible, and there are excellent transport links and schooling options nearby, including Leicester High School for Girls and Stoneygate School.

Properties in this location rarely come to market. Early viewing is strongly advised to appreciate the charm, space and potential of this beautiful family home.

Ground Floor

Porch

6' 10" x 1' 6" (2.08m x 0.46m)

Ideal for greeting guests or as a practical space for coats and shoes, the porch sets the tone for the character and charm that continues throughout the home.

Hallway

7' 5" x 14' (2.26m x 4.27m)

Step into a bright and welcoming entrance hall, providing access to the main living areas with a staircase rising to the first floor, complete with a contemporary banister, radiator and carpet flooring.

Lounge

11' 9" x 14' 6" (3.58m x 4.42m)

A generously proportioned lounge, flooded with natural light through a large bay window overlooking the front garden and a feature fireplace with surround.

Dining Room

11' 1" x 12' 9" (3.38m x 3.89m)

This well-proportioned space features French doors opening directly onto the rear garden, carpet flooring and feature fireplace with surround.

Kitchen

9' 2" x 16' 7" (2.79m x 5.05m)

Fitted with a range of wall and base units, stainless steel sink unit with drainer and tiled splashbacks. There is ample storage space with room for a breakfast bar or small dining table and double-glazed window and door overlooking the rear.

First Floor

Bedroom One

11' 5" x 14' 7" (3.48m x 4.45m)

A spacious room, positioned at the front of the property and flooded with natural light through a large bay window, featuring radiator and carpet flooring.

Bedroom Two

11' 2" x 11' 1" (3.40m x 3.38m)

A well-proportioned double bedroom overlooking the rear and radiator.

Bedroom Three

7' 8" x 7' 9" (2.34m x 2.36m)

Perfect for use as a child's room or study, having central heating radiator, double glazed window and carpet flooring.

Bathroom

7' 5" x 9' 5" (2.26m x 2.87m)

Fitted with a three-piece suite, comprising bath with shower over, wash hand basin and low level WC, partly tiled walls and frosted glazed window provides privacy.

Outside

There is a gravelled frontage with wood fencing surround. The rear is block paved with wood panel fencing to allow privacy.









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

To view this property please contact Connells on

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22-24 Halford Street
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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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