

FLOOR PLAN

DIMENSIONS

Entrance Hall
11'11 x 6'01 (3.63m x 1.85m)

Lounge
27'08 x 14'02 (8.43m x 4.32m)

Family Room
12'09 x 24'08 (3.89m x 7.52m)

Dining Kitchen
25'09 x 10'01 (7.85m x 3.07m)

Play Room/Home Office
14'10 x 6'03 (4.52m x 1.91m)

Downstairs Shower Room
5'08 x 9'10 (1.73m x 3.00m)

Landing

Bedroom One
13' x 11' (3.96m x 3.35m)

Bedroom Two
13'07 x 9'03 (4.14m x 2.82m)

Bedroom Three
9'06 x 13'10 (2.90m x 4.22m)

Bedroom Four
14'11 x 6'02 (4.55m x 1.88m)

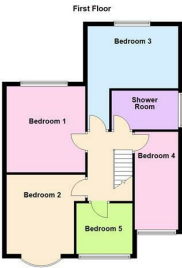
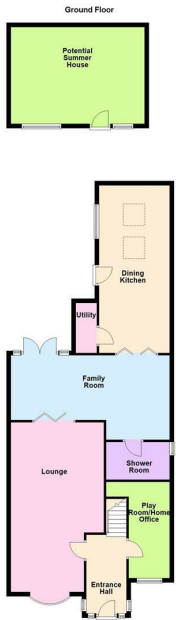
Bedroom Five
7'07 x 8'07 (2.31m x 2.62m)

Shower Room
5'10 x 10' (1.78m x 3.05m)

Loft Space
8'07 x 17'11 (2.62m x 5.46m)

Bathroom In Loft
10'02 x 6'07 (3.10m x 2.01m)

Summer House
15'01 x 20'03 (4.60m x 6.17m)

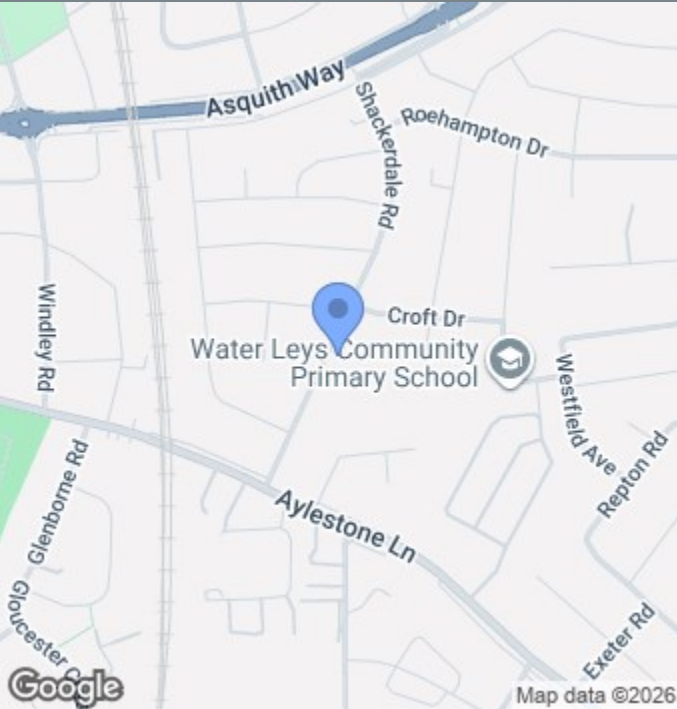


OVERVIEW

- Extended, Spacious Family Home
- Fabulous Location & No Onward Chain
- Hallway, Lounge, Dining Kitchen
- Family Room & Home Office
- Downstairs Shower Room
- Five Bedrooms & Shower Room
- Loft Space With Bathroom
- Driveway, Garden & Potential Summer House
- Viewing Is Essential To Appreciate
- EER - tbc, Freehold, Tax Band - C

LOCATION LOCATION....

Shackerdale Road is situated within a well-established residential area of Leicester, offering a convenient and community-focused setting. The area benefits from a range of nearby shops, supermarkets and everyday amenities, with easy access to Leicester city centre for a wider selection of retail, dining and leisure options. Families are well served by a choice of primary and secondary schools within close proximity, making it a practical location for those with children. Residents also enjoy access to nearby parks and green spaces, ideal for walking, outdoor activities and relaxation. Shackerdale Road is well positioned for travel, with regular bus services, Leicester & Wigston railway station within easy reach, and convenient access to major road routes including the A6 and A563 ring road, providing excellent connectivity for commuters. Overall, the area offers a balanced combination of convenience, connectivity and a welcoming neighbourhood atmosphere.



THE INSIDE STORY

*****COMING SOON*****

Situated in a great location, this substantial & extended family home offers an impressive amount of living space throughout and is offered to the market with no onward chain, making it an ideal choice for those seeking a larger home with a straightforward move. From the moment you step inside, the sense of space is immediately apparent. The welcoming hallway leads through to a generous lounge, perfect for relaxing, which in turn opens via bi-fold doors into a superb family room. This wonderful space is further enhanced by a skylight, allowing natural light to pour in, and along with French doors opening onto the garden, creates a bright & airy environment—ideal for entertaining or enjoying time with family. The dining kitchen is a real centrepiece of the home, also benefitting from skylights that flood the room with light. Offering ample space for cooking, dining & socialising, it easily accommodates a busy household, with direct access to the garden further adding to its appeal.

The ground floor also benefits from a shower room and an additional versatile reception room, ideal as a home office, playroom, snug or even a guest space. Upstairs, the property continues to impress with five well-proportioned bedrooms, providing exceptional flexibility for growing families or those needing multiple work-from-home spaces. A further shower room serves this floor, while the loft has been thoughtfully converted to create an additional room & bathroom, accessed from bedroom one—forming a private suite or peaceful retreat. Externally, the property offers a driveway to the front, while the rear garden provides a generous outdoor space, perfect for families and entertaining. A summer house is already in place and offers excellent potential, requiring some updating to restore it to its full use—ideal as a future home office, studio or relaxation space.