



Shirley Road, Leicester LE2 3LJ

welcome to

Shirley Road, Leicester

A modern 5 bedroom detached home in Knighton with two reception rooms, fitted kitchen, utility, downstairs W/C, en-suite master, off-road parking, and a private rear garden with patio.

Front Garden

A spacious driveway to the front of the property provides convenient off-road parking for multiple vehicles, offering both practicality and ease for homeowners and visiting guests.

Entrance Hall

A spacious and welcoming entrance hallway featuring central heating, creating a warm and comfortable first impression while providing access to the principal ground floor accommodation.

Lounge

Spacious lounge featuring central heating and patio doors that open directly onto the rear garden, allowing for plenty of natural light and creating an ideal space for both relaxing and entertaining.

Dining Room/Bedroom 5

Versatile dining room/bedroom featuring central heating and a double-glazed bay window to the front elevation. Currently utilised as a ground floor bedroom, this flexible space could also serve as a formal dining room, home office, playroom, or additional reception room to suit a variety of needs.

Reception Room

Converted from the original garage, this versatile reception room provides additional living space and features central heating and a double-glazed window. Ideal as a second lounge, family room, playroom, home office, or entertaining space, it offers flexibility to suit a variety of lifestyles.

Kitchen/Diner

Spacious kitchen/diner fitted with a range of wall and base units, incorporating an integrated gas hob, oven, extractor fan, and dishwasher. Benefiting from central heating, a double-glazed window, and

French doors opening onto the rear garden, this bright and sociable space is ideal for both everyday family living and entertaining.

Utility Room

Utility room with plumbing and space for a washing machine, providing a practical area for laundry and additional household storage.

Downstairs W/C

Ground Floor WC comprising a low-level WC and wash hand basin, providing a convenient facility for guests and everyday family use.

Bedroom 1

Master bedroom featuring central heating, a double-glazed window, and a dedicated dressing area, creating a comfortable and practical retreat. The room further benefits from a private en suite shower room, offering added convenience and a touch of luxury.

En Suite

En Suite Shower Room featuring central heating and a double-glazed window. Comprising a shower cubicle, low-level WC, and wash hand basin, providing a practical and private facility to the master bedroom.

Bedroom 2

Bedroom Two is a well-proportioned double bedroom featuring central heating and a double-glazed window, providing a comfortable and bright space with ample room for bedroom furnishings.

Bedroom 3

Bedroom Three is a well-sized bedroom benefiting from central heating and a double-glazed window, creating a bright and comfortable space suitable for

a range of uses, including a guest bedroom, children's room, or home office.

Bedroom 4

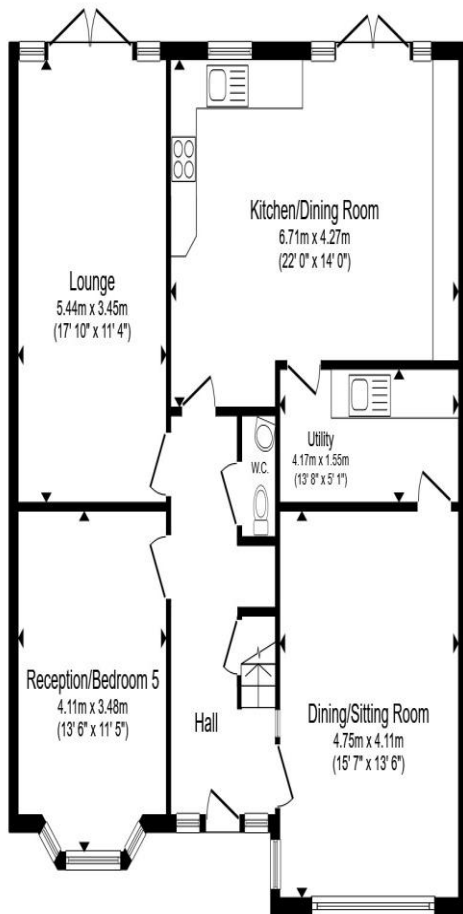
Bedroom Four benefits from central heating and a double-glazed window, providing a bright and comfortable room that can accommodate a range of bedroom furniture and is well suited for family living or guest accommodation.

Bathroom

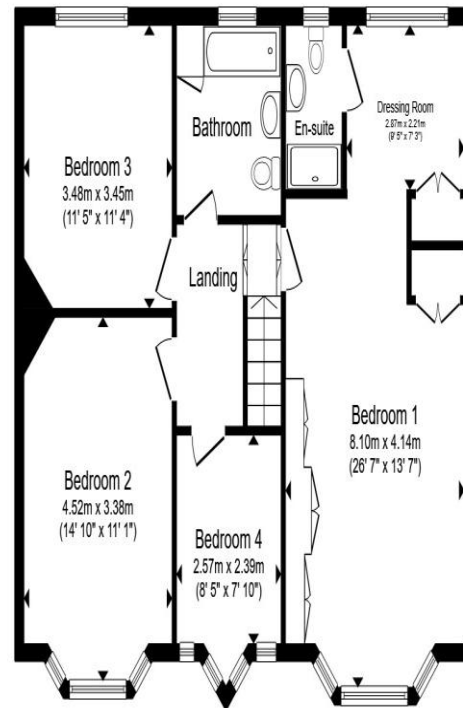
Family Bathroom featuring central heating and a double-glazed window. Comprising a panelled bath, low-level WC, and wash hand basin, this well-appointed bathroom provides a practical and comfortable space for everyday family use.

Rear Garden

The rear garden offers a patio area, ideal for outdoor dining and entertaining, alongside a laid-to-lawn section providing space for families and gardening enthusiasts. The garden is enclosed by wooden fencing, offering a good degree of privacy and security.



Ground Floor



First Floor

Total floor area 180.4 m² (1,942 sq.ft.) approx

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.propertybox.io



welcome to
Shirley Road,
Leicester

- Detached
- Five Bedrooms
- Fitted Kitchen
- Double Glazing
- Master Bedroom

Tenure: Freehold EPC Rating: F
Council Tax Band: F

£800,000



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Property Ref:
OAD108744 - 0005

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