

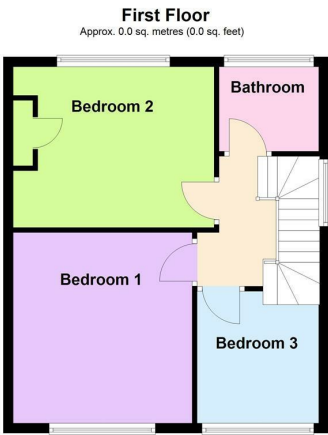
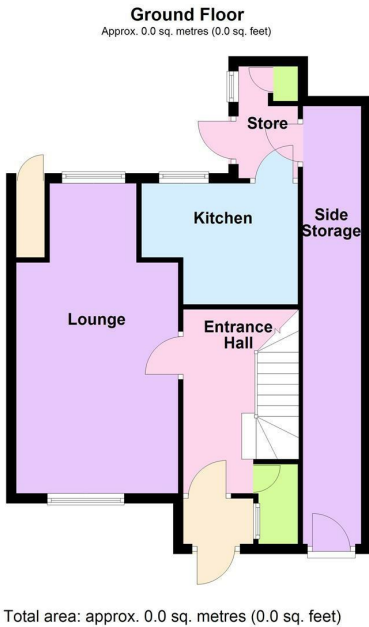
FLOOR PLAN

DIMENSIONS

- Porch**
- Entrance Hall**
12' x 7'05 (3.66m x 2.26m)
- Lounge Diner**
20' x 10'06 (6.10m x 3.20m)
- Kitchen**
7'05 x 10'04 (2.26m x 3.15m)
- Store**
7'01 x 3'03 (2.16m x 0.99m)
- Side Storage**
28'02 x 3'09 (8.59m x 1.14m)

- Landing**
- Bedroom One**
10'01 x 11'07 (3.07m x 3.53m)

- Bedroom Two**
13'04 max x 9'08 (4.06m max x 2.95m)
- Bedroom Three**
8'11 x 7'05 (2.72m x 2.26m)
- Bathroom**
5'07 x 6'03 (1.70m x 1.91m)

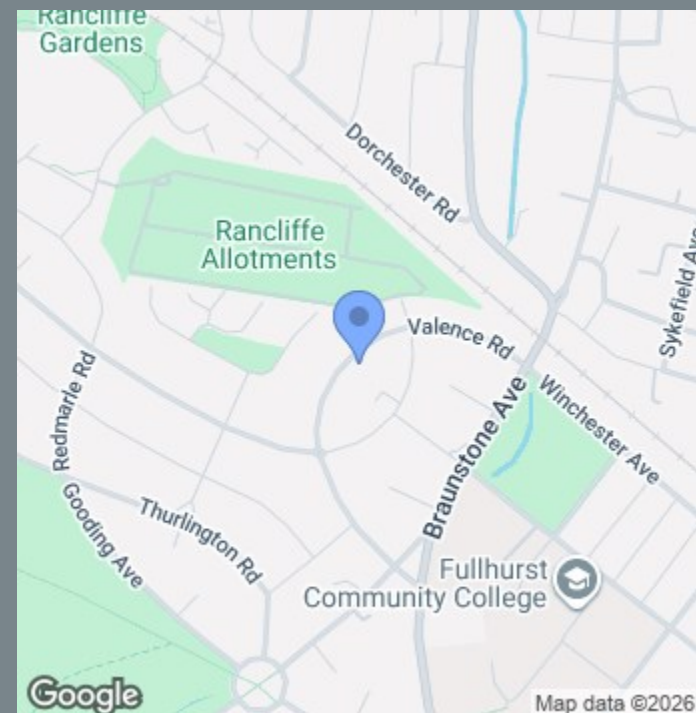


OVERVIEW

- Spacious Family Home
- Popular Location
- Porch & Entrance Hall
- Lounge Diner
- Fitted Kitchen
- Three Bedrooms
- Family Bathroom
- Driveway & Garden
- Viewing Essential
- EER - D, Freehold, Tax Band - A

LOCATION LOCATION....

Nestled in a welcoming pocket of Leicester, Valence Road enjoys a wonderfully green and connected lifestyle. Just a short stroll away lies Braunstone Park, a 168-acre oasis of meadows, woodland spinneys, meandering trails, lakes and formal gardens—a perfect retreat for family picnics, morning jogs, or peaceful countryside-style strolls right in the city. Nearby Franklin Park and Shakespeare Park offer additional leafy playground havens and nature areas, ideal for playful afternoons and quiet reflection. For families, a cluster of well-regarded primary schools—including Imperial Avenue Infants, Folville Junior and Doveland—sit conveniently close, offering reassurance and ease. Daily essentials are just around the corner too, with handy local convenience stores a few minutes' walk away, and easy access to Nelson Road and Narborough Road leading to larger shopping hubs and supermarkets. Transport's a breeze from here—multiple bus stops pepper the area, while Leicester train station is a brief ride for swift links to the city centre and beyond.



THE INSIDE STORY

Tucked away in a sought-after & well-connected location, this beautifully presented semi-detached family home offers an inviting blend of space, comfort & charm—perfect for modern family living. A welcoming porch sets the tone, opening into an airy entrance hall with a handy storage cupboard, ideal for keeping everyday essentials neatly hidden. The generous lounge diner is the true heart of the home—bathed in natural light from windows at both the front & rear, with a striking feature fireplace adding a warm focal point. This versatile space offers plenty of room for both relaxing with family & friends and enjoying meals together, all in one stylish, open-plan setting. From here, the well-planned kitchen is just steps away—perfect for serving up family dinners or weekend brunches—with scope to add your own touch while still enjoying a practical layout. Upstairs, a spacious landing leads to three good-sized bedrooms, each offering comfort, versatility & room to grow, alongside a family bathroom ready for both the busy morning routine & a long, indulgent soak. Outside, a driveway to the front provides convenient off-road parking, complemented by a covered side storage area ideal for bikes, tools or garden equipment. To the rear, the extensive garden is a true outdoor sanctuary—featuring a beautifully kept lawn, colourful borders & a raised decked area, perfect for alfresco dining, summer gatherings or simply unwinding in the sunshine. Whether you're hosting a celebration, watching children play or enjoying a peaceful evening under the stars, this wonderful home offers the perfect setting to make lasting memories.

