



1 Alvaston Road, Leicester

Guide Price **£350,000**



Part of

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS



1 Alvaston Road

Leicester, Leicester

- No upward chain
- Fully refurbished and extended home
- Three/four bedrooms
- Stunning open-plan living kitchen with bi-fold doors
- Versatile office/snug or fourth bedroom
- Ground floor shower room and separate utility room
- Underfloor heating throughout the ground floor
- Generous rear garden ideal for entertaining

This beautifully refurbished and extended three/four bedroom semi-detached home offers stylish, modern living that's perfectly suited to family life. Finished to a high standard throughout, it strikes a great balance between contemporary design and practical day-to-day living.

As you step inside, you're welcomed by a bright entrance hallway that sets the tone for the rest of the home. To the front, there's a cosy lounge – an ideal spot to unwind in the evenings. There's also a versatile second reception room which works perfectly as a home office, snug or even a fourth bedroom, with the added benefit of a nearby ground floor shower room.





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To the rear, the real highlight of the home is the impressive open-plan living kitchen. This space has been designed with both entertaining and everyday living in mind, featuring sleek units, plenty of workspace and large bi-fold doors that open out onto the garden, allowing natural light to pour in. A separate utility room adds that extra bit of convenience.

Upstairs, you'll find three well-proportioned bedrooms along with a modern family bathroom, all finished in keeping with the rest of the property. The home also benefits from underfloor heating and is offered to the market with no upward chain, making it an excellent move-in-ready option.

Rowley Fields is a popular and well-established residential area just to the west of Leicester city centre. It's a great spot for families and professionals alike, thanks to its friendly community feel, good local schools and handy everyday amenities. There are also plenty of nearby green spaces to enjoy.

For commuters, the area offers easy access to major road links including the A47 and M1, while the city centre is just a short drive away. You're also conveniently close to Fosse Park, which is perfect for shopping trips, dining out or a bit of leisure time, with a wide range of well-known stores and restaurants on offer. Altogether, it's a location that offers both convenience and a great sense of community.



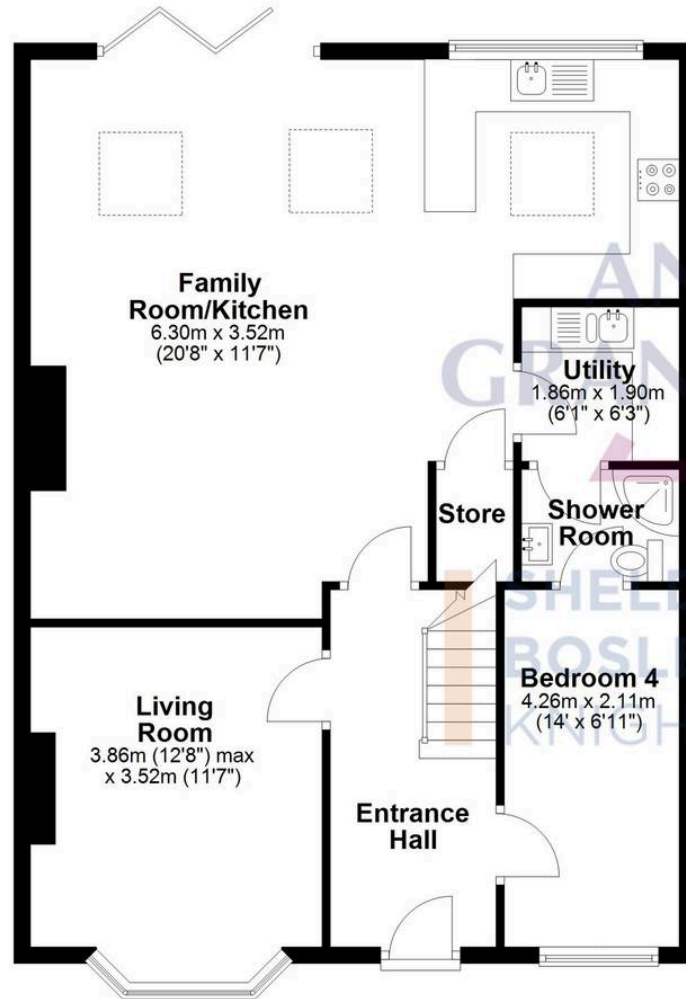






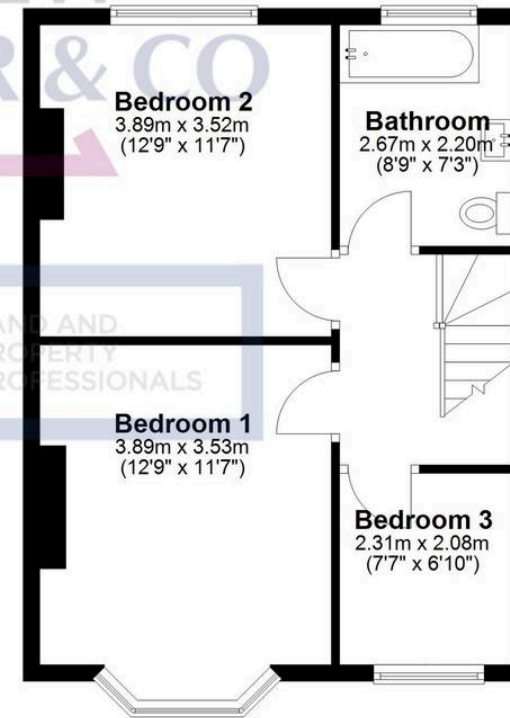
Ground Floor

Approx. 84.1 sq. metres (904.8 sq. feet)



First Floor

Approx. 45.2 sq. metres (486.1 sq. feet)



Total area: approx. 129.2 sq. metres (1391.0 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.

Andrew Granger & Co (Part Of Sheldon Bosley Knight)

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All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

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These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.