



LIMEHURST ROAD, LEICESTER

OFFERS OVER: £ 270,000





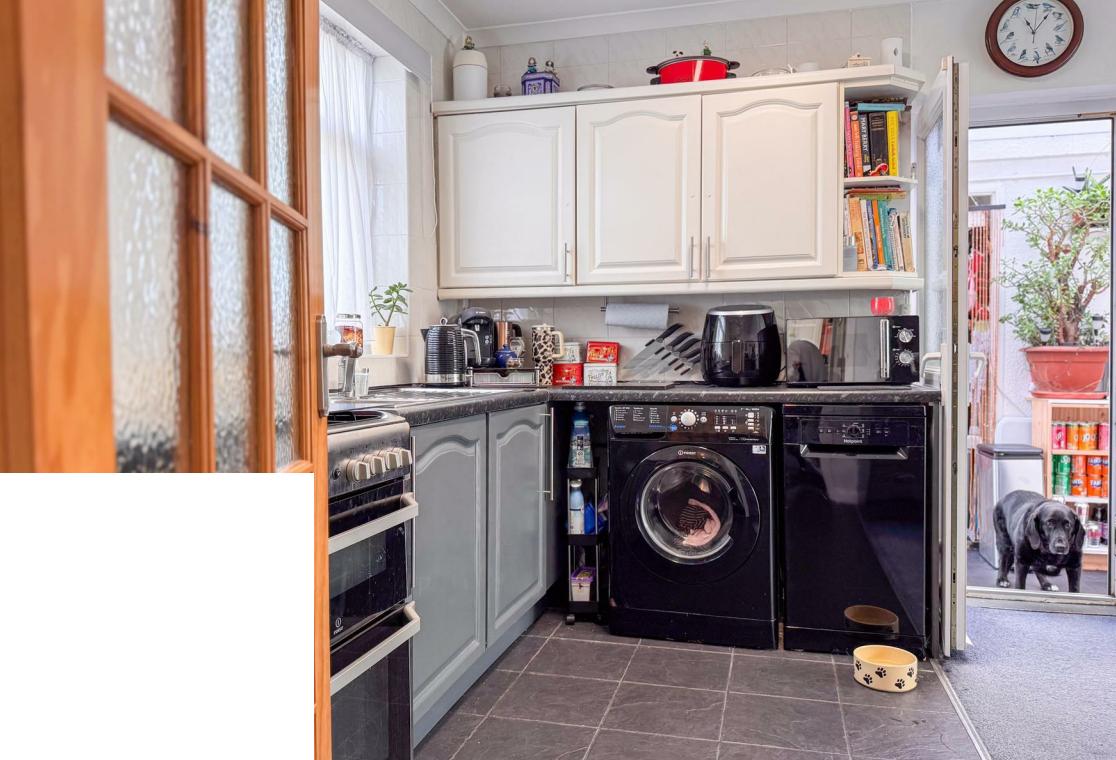
Welcome to Limehurst Road - a much-loved family home that offers generous living space and exciting potential to enhance and personalise. Situated in a popular and well-connected area, this fantastic property is a real gem, perfect for growing families. Don't miss the chance to make it your own - homes like this are rarely available for long.



As you approach this charming property, you're welcomed into a light-filled hallway. To the left is a large, sunlit conservatory with a white frame and a wooden door. To the right, a set of wide wooden steps leads down to a paved garden area. The garden is enclosed by a white fence and features a lawn, a small flower bed with pink roses, and a wooden garden bench. A paved path leads from the garden back up to the front door. The house itself has a light-colored exterior with white-framed windows and a white front door. The overall atmosphere is one of a well-maintained and peaceful home.

Inside, a cleverly designed hallway offers a warm welcome. To the right, a set of wide wooden steps leads down to a paved garden area. The garden is enclosed by a white fence and features a lawn, a small flower bed with pink roses, and a wooden garden bench. A paved path leads from the garden back up to the front door. The house itself has a light-colored exterior with white-framed windows and a white front door. The overall atmosphere is one of a well-maintained and peaceful home.

The spacious kitchen diner is ideal for family life and entertaining, offering ample storage and worktop space along with a generous area for a dining table - perfect for mealtimes and social gatherings. Off to the right is the formal lounge, a cosy retreat that benefits from a spacious design allowing



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comfort for the entire family.

Through patio doors in the kitchen, you'll find a large conservatory - a bright and versatile space that offers additional living area and overlooks the beautifully maintained rear garden. Whether you're hosting guests or simply unwinding, this room is a peaceful haven throughout the seasons.

Back through the kitchen, to the left, you'll find a practical downstairs W.C. and a well-proportioned utility room with additional storage - an excellent space for laundry and everyday organisation.

Step out into the stunning rear garden, where mature plants and seasonal blooms create a picturesque setting.





Particularly impressive in the summer months, it's a private and tranquil space for both children to play and adults to relax.

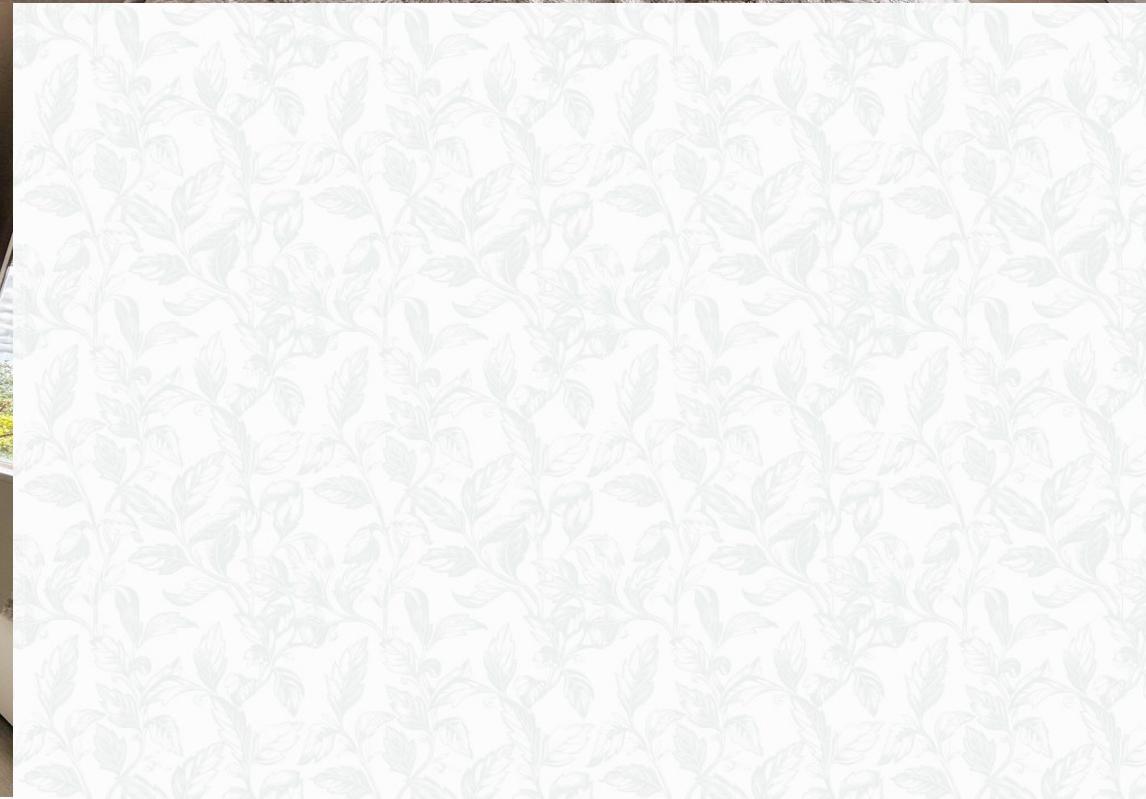
Lovingly cared for by generations of the same family, this home boasts a real sense of warmth and character. With ample living space, a flexible layout, and heaps of potential, it's ideal for families seeking a spacious property close to Leicester City Centre.

Netherhall is a popular and family-friendly residential area, offering excellent local amenities, reputable schools, and great transport links. With nearby shops, parks, and easy access to the A47, A563, and public transport, commuting to Leicester City Centre is quick and convenient. This is a fantastic opportunity to join a welcoming





community in a well-connected location. Don't miss your chance to make it your new home, contact us today on 01509 274474 or via email at team@rezide.group



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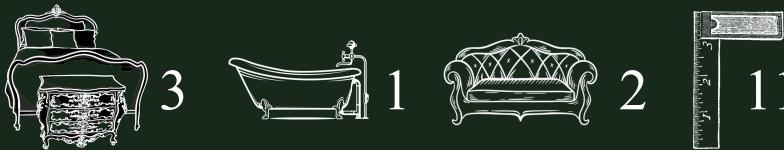
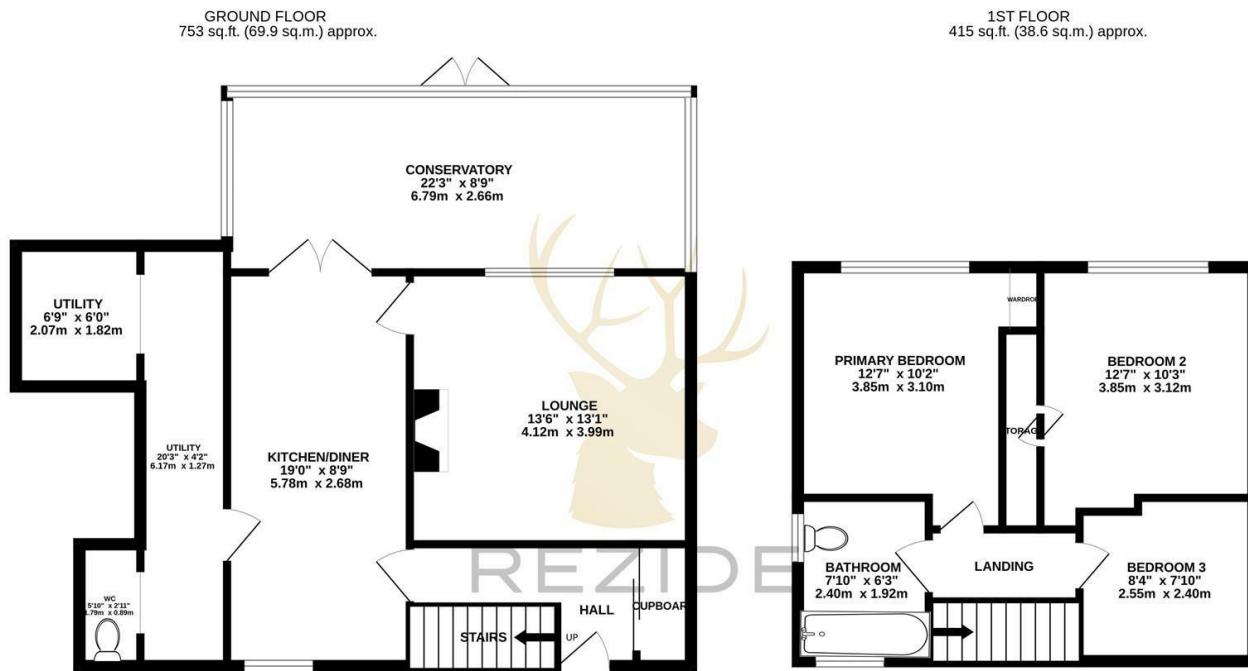


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Key Features

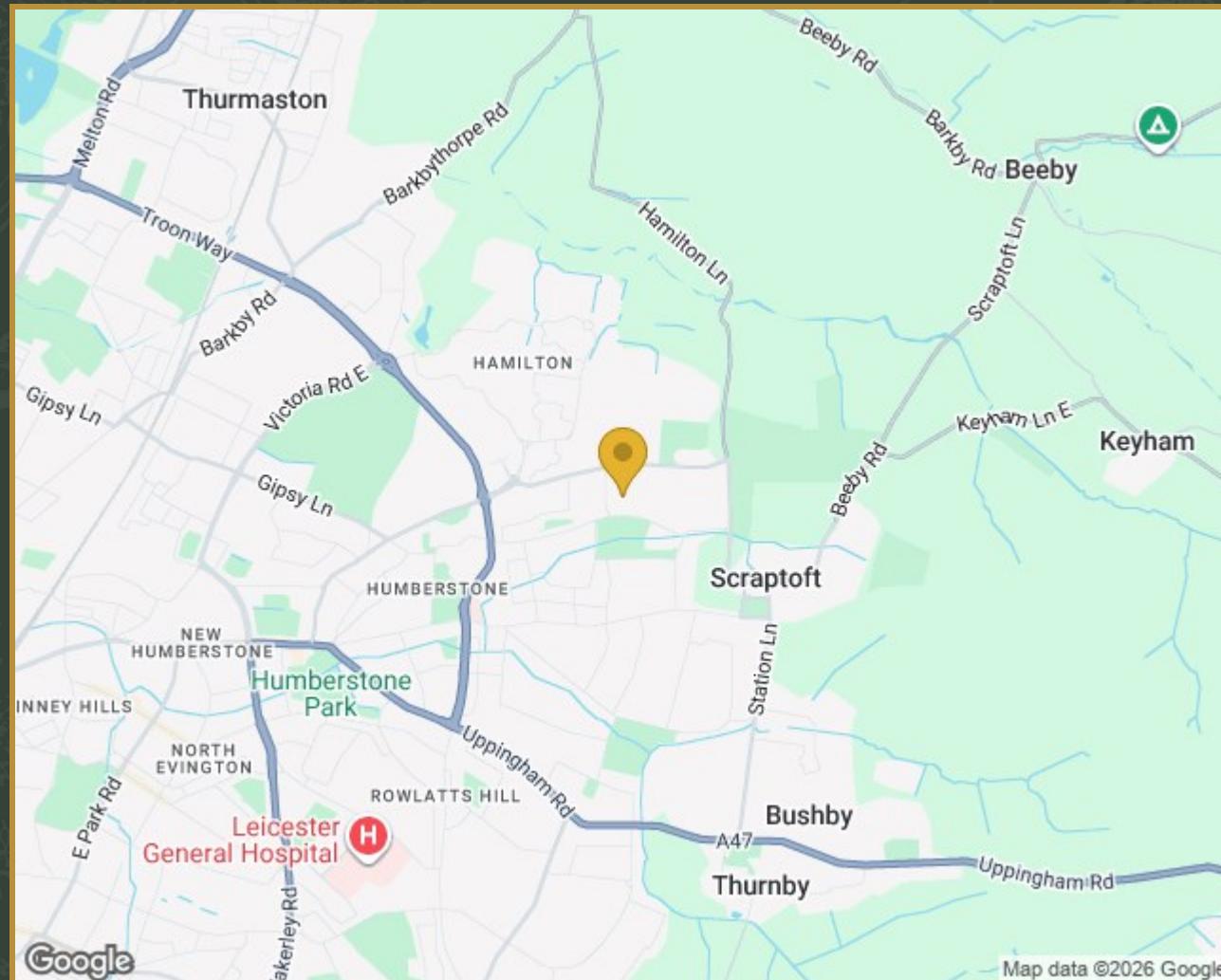
- THREE DOUBLE BEDROOMS
- PRIVATE REAR GARDEN
- DRIVEWAY POTENTIAL FOR SEVERAL VEHICLES
- OPEN-PLAN KITCHEN/DINER
- GREAT TRANSPORT LINKS
- POPULAR LOCATION



1168.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(61-91)	B		
(60-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(61-91)	B		
(60-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		
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Property Location



17 Limehurst Road, Leicester, LE5 1RU

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