



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 by a well-maintained lawned front garden - bursting with potential to be transformed. A paved and spacious driveway, capable of accommodating at least three cars, leads you down to the front entrance, setting the stage for your arrival.

Inside, a cleverly designed hallway offers a warm welcome, featuring a discreet hidden storage behind sleek mirrored sliding doors - the perfect place to keep shoes, coats, and everyday essentials neatly tucked away. To the left, stairs rise to the first floor, while the hallway flows seamlessly into the heart of the 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



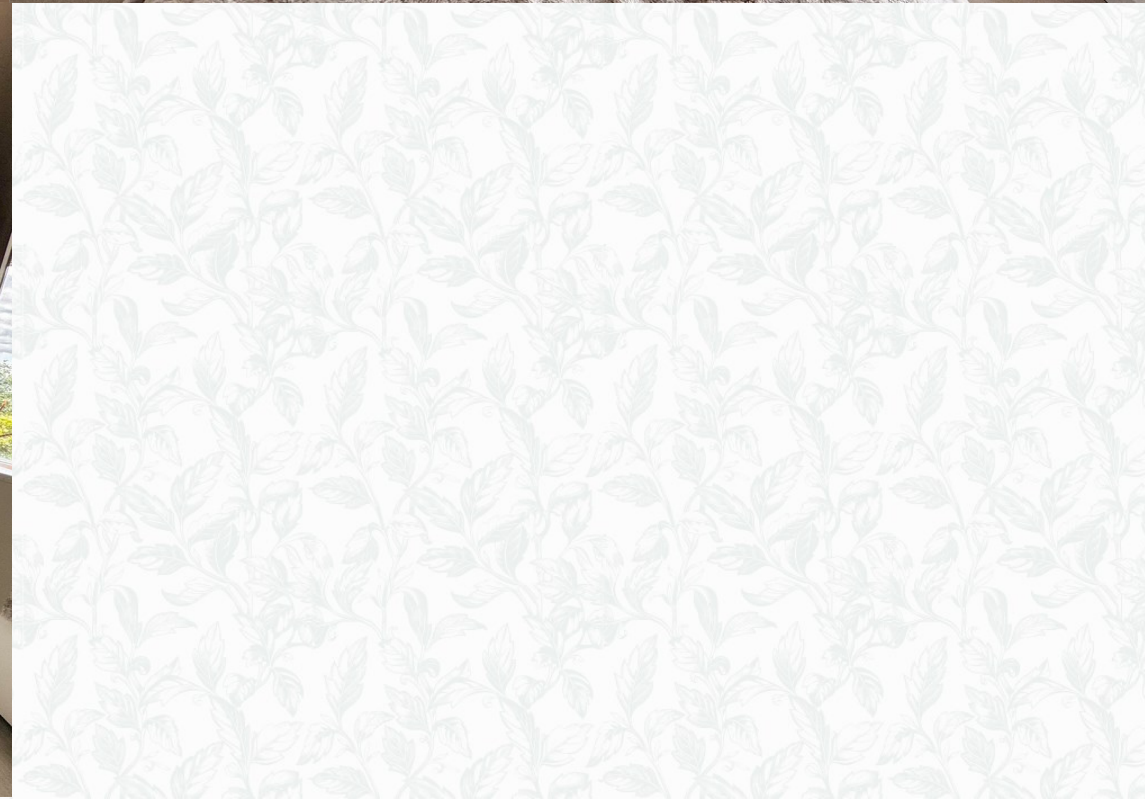






community in a well-connected location. Don't miss your chance to make it your new home, contact us today on 01509 274474 or via email at [team@rezide.group](mailto:team@rezide.group)







# REZIDE



*Limehurst Road, Leicester*

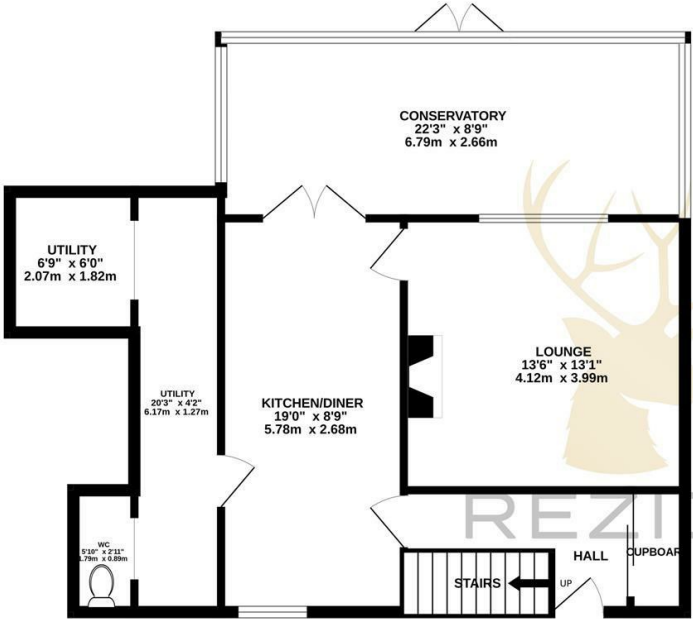
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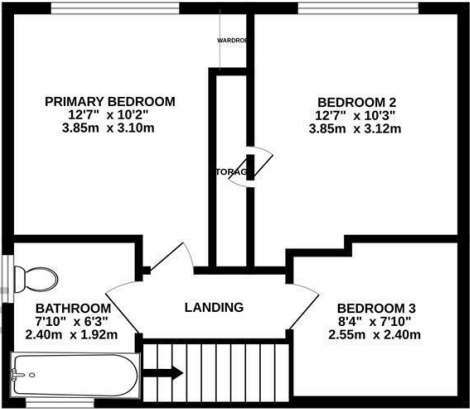
# Key Features

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

GROUND FLOOR  
753 sq.ft. (69.9 sq.m.) approx.



1ST FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 1168 sq.ft. (108.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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3



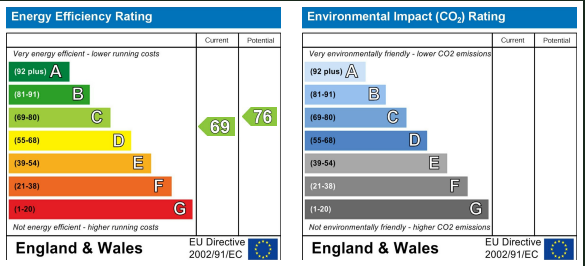
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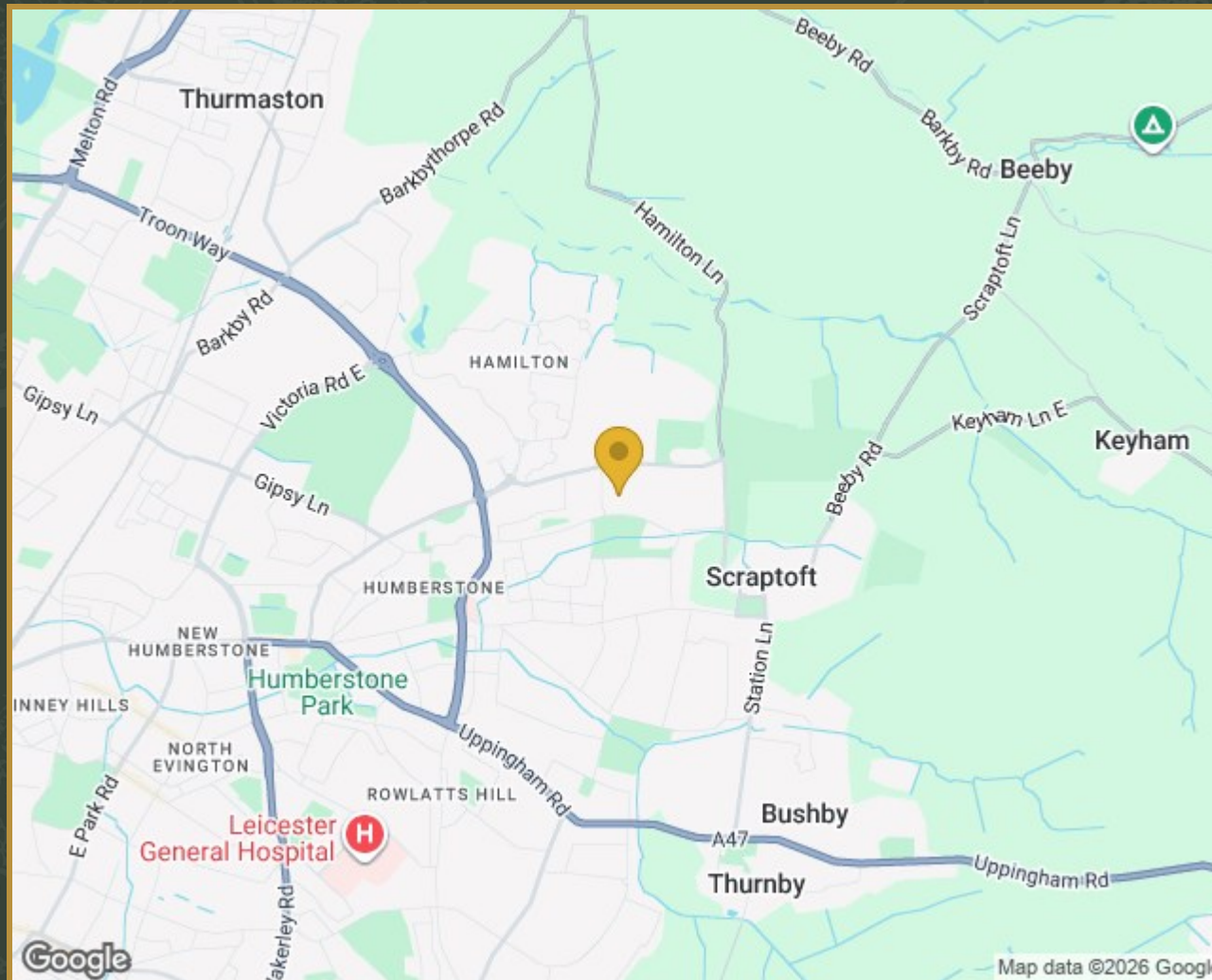


1168.00 sq ft





# *Property Location*



17 Limehurst Road, Leicester, LE5 1RU



# MEET YOUR *Local Agents*



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*With exclusive access to properties through our Buyer's Club and a commitment to providing confidential sales for premium homes, we offer services that go beyond the ordinary.*