

FLOOR PLAN

DIMENSIONS

**Porch**  
6' x 2'03 (1.83m x 0.69m)

**Hallway**  
13'01 x 6'01 (3.99m x 1.85m)

**Lounge**  
13'10 x 11'04 (4.22m x 3.45m)

**Dining Room**  
13' x 11'04 (3.96m x 3.45m)

**Kitchen**  
8'02 x 9'11 (2.49m x 3.02m)

**Outer Lobby**  
5'04 x 3'07 (1.63m x 1.09m)

**Downstairs Cloakroom**  
6'02 x 2'10 (1.88m x 0.86m)

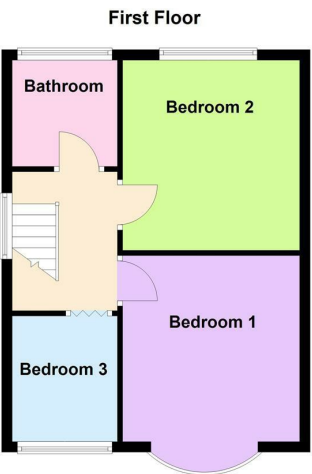
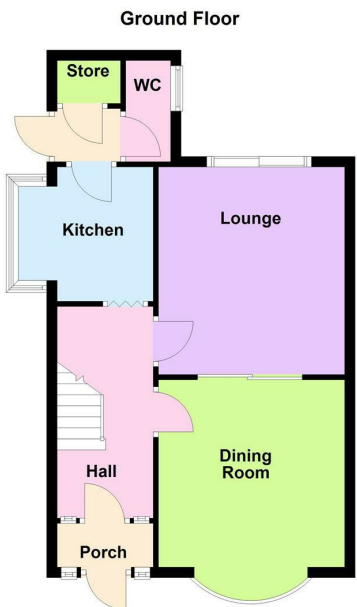
**Landing**

**Bedroom One**  
13'10 x 11'02 (4.22m x 3.40m)

**Bedroom Two**  
11'09 x 11'02 (3.58m x 3.40m)

**Bedroom Three**  
7'03 x 6' (2.21m x 1.83m)

**Bathroom**  
6'04 x 6'03 (1.93m x 1.91m)

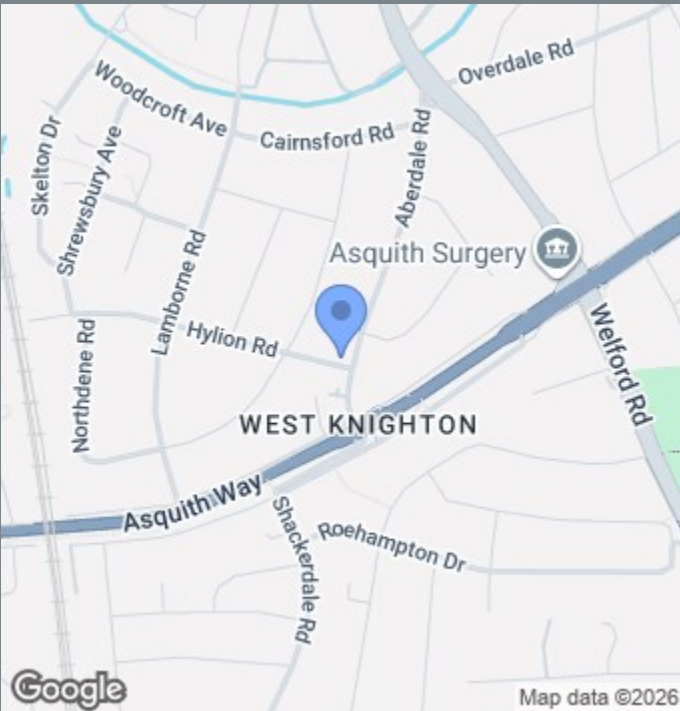


# OVERVIEW

- fabulous Family Home On Corner Plot
- No Onward Chain
- Porch & Entrance Hall
- Lounge & Dining Room
- Kitchen & Downstairs Cloakroom
- Three Bedrooms
- Family Bathroom
- Driveway & Low Maintenance Garden
- Viewing Is Advised
- EER - D, Freehold, Tax Band - C

# LOCATION LOCATION....

Hylion Road is situated within the highly regarded suburb of Knighton, one of Leicester’s most sought-after residential areas, known for its leafy streets and strong sense of community. The area offers a variety of nearby independent shops, cafés and everyday amenities, with further retail and leisure facilities available in Leicester city centre. Knighton is particularly popular with families due to its selection of well-regarded primary and secondary schools within easy reach. Residents benefit from excellent access to green spaces, including the beautiful Knighton Park, providing open parkland, sports facilities and scenic walking routes. Hylion Road is well connected for travel, with regular bus services into the city centre, Leicester railway station within easy reach, and convenient access to major road routes including the A6 and A563 ring road. Combining character, convenience and attractive surroundings, Knighton remains a highly desirable place to live.



# THE INSIDE STORY

Occupying a generous corner plot in an excellent location, this semi-detached family home is offered with no onward chain and presents an exciting opportunity for those looking to modernise and create a home tailored to their own taste. Full of potential, the property offers well-proportioned accommodation and gardens to three sides. A useful porch leads into the main hallway, providing access to the ground floor living spaces. The lounge is positioned to the front of the property and features a charming bay window, allowing natural light to pour in. Sliding doors connect through to the dining room, creating flexibility to have two separate reception rooms or one larger open-plan living and entertaining space. From here, patio doors open onto the garden, offering scope for seamless indoor-outdoor living. The kitchen provides a functional layout with excellent potential for redesign or extension (subject to the necessary consents), while an outer lobby gives access to a downstairs cloakroom and useful store room — ideal for keeping everyday items neatly tucked away. Upstairs, the landing leads to three well-proportioned bedrooms. Bedroom one benefits from a bay window, adding character and light, while bedroom two features fitted wardrobes. The family bathroom completes the first floor. Externally, the property enjoys low-maintenance gardens to three sides, offering excellent outdoor space with scope for landscaping or extension, along with a driveway providing off-road parking. A fantastic opportunity to acquire a home in a sought-after setting, ready to be updated and transformed into something truly special.

