

## 18-20 Leicester Road, Leicester, LE8 4GQ

£900,000

🛏️ 4 🚿 1 🛋️ 3



REF - DA1155

A once-in-a-generation opportunity on Leicester Road, Blaby, offering a rare combination of lifestyle living and commercial potential. The plot comprises a stunning contemporary three bedroom home, formed from two former properties, alongside a prominent High Street showroom and workshop known as 18 The Vale. The owner will consider selling the whole plot together or as separate elements, providing exceptional flexibility. The house offers three reception rooms, a show-stopping kitchen, cinema and games room, spiral staircase and a beautiful garden with extensive parking. The adjoining commercial building benefits from open-plan showroom space, rear workshop with mezzanine, first floor offices with kitchen and bathrooms, and further scope for conversion. With drawings illustrating a potential restaurant layout and change of use opportunities (STPP), this is a unique lifestyle, work-from-home or investment opportunity rarely seen in the area.

- REF - DA1155
- Business Not Effected
- First floor commercial space with kitchen and bathrooms, suitable for conversion (STPP)
- Once-in-a-generation opportunity on a prominent Leicester Road position
- Buy as One or Potential To Purchase Each Separately
- Ideal for live-work lifestyles, owner-run businesses or investment opportunities
- Four Bedroom Stunning Property
- 
- 



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)