



No.22

Warren Lane, LFE

GUIDE PRICE: £460,000



Occupying a generous corner plot within an established and well-connected part of Leicester Forest East, No.22 Warren Lane is a heavily extended and comprehensively renovated three-bedroom detached home, transformed over the past four years into a truly exceptional family residence. This is not simply a standard detached home. It has been reimaged, remodelled and significantly enlarged to create versatile, flowing accommodation designed around modern family living.



The Transformation

Over the last four years, the property has undergone extensive renovation throughout. From the reconfigured layout and substantial rear extension to the carefully curated finishes and detailing, every element has been thoughtfully considered. The result is a home that feels cohesive, contemporary and ready to move straight into — offering both the practicality families need and the elevated finish buyers desire.







Extended Living – The Heart of the Home

The standout rear extension has created a stunning open-plan living kitchen that anchors the entire property. Bespoke shaker-style cabinetry in muted sage tones, brass hardware and integrated appliances combine to deliver both beauty and function. A central island provides the perfect social focal point, while herringbone flooring adds warmth and texture. Rooflights and expansive glazing flood the space with natural light, creating a seamless connection to the garden, ideal for entertaining or everyday family life. This space alone elevates the home beyond typical three-bedroom offerings in the area.





Flexible Ground Floor Accommodation /Potential Fourth Bedroom

A key advantage of the extension is the addition of a highly versatile reception room positioned at the front of the property. Currently arranged as a study and playroom, this space offers genuine flexibility and could comfortably operate as a fourth bedroom if required. Importantly, this room is supported by a beautifully finished ground floor shower room, making it a practical and credible option for multigenerational living, guest accommodation or a teenager's suite. For those working from home, it also provides the ideal separation from the main living areas, creating a quiet and private environment for day-to-day productivity. The layout has been designed to evolve with a family's needs, whether that means additional sleeping space, a dedicated workspace or simply a secondary reception room. This level of adaptability is rarely found in homes of this style and price point, and significantly enhances the long-term appeal of the property.







Upstairs

The first floor hosts three well-proportioned bedrooms, each immaculately presented in a calm, neutral palette. The principal bedroom benefits from fitted storage, while the additional bedrooms are ideal for children, guests or further office use. The family bathroom is a standout feature, fully renovated with striking marble-effect tiling, a freestanding bath and separate glazed shower enclosure, creating a boutique, hotel-inspired finish.





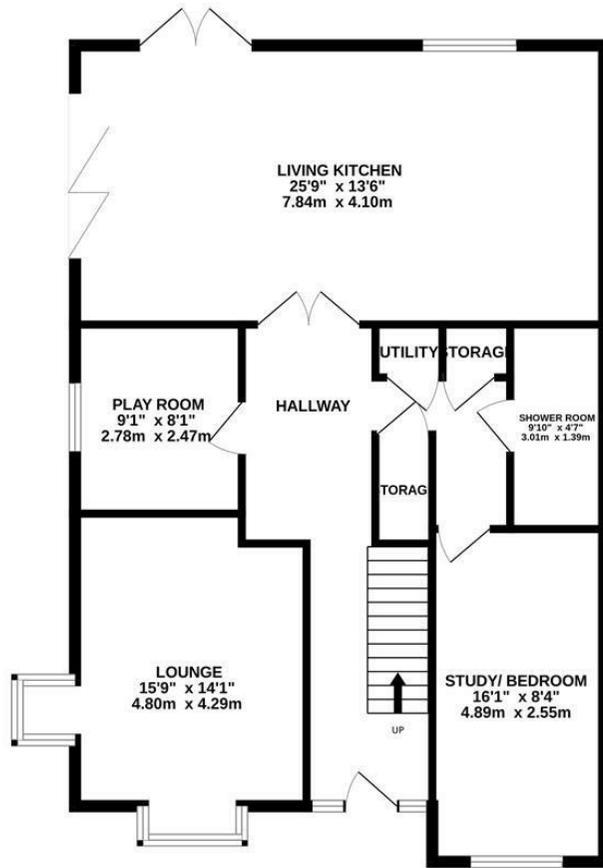


The Corner Plot & Outside Space

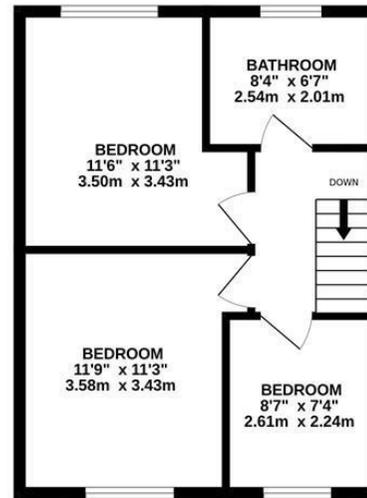
Set on a generous corner plot, the property enjoys a wider sense of space than many neighbouring homes. The rear garden is thoughtfully arranged with a combination of lawn and patio areas for entertaining, along with a dedicated play space, all enclosed and private. To the front, a substantial block-paved driveway provides ample off-road parking, enhancing both practicality and kerb appeal.



GROUND FLOOR
983 sq.ft. (91.3 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 1386 sq.ft. (128.8 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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KEY FEATURES:

- Heavily extended detached family home
- Completely renovated over the last four years
- Potential fourth bedroom on the ground floor
 - Ground floor shower room
- Stunning open-plan living kitchen with island
 - Separate front lounge
- Three first-floor bedrooms
- Contemporary family bathroom
 - Generous corner plot
 - Ample driveway parking



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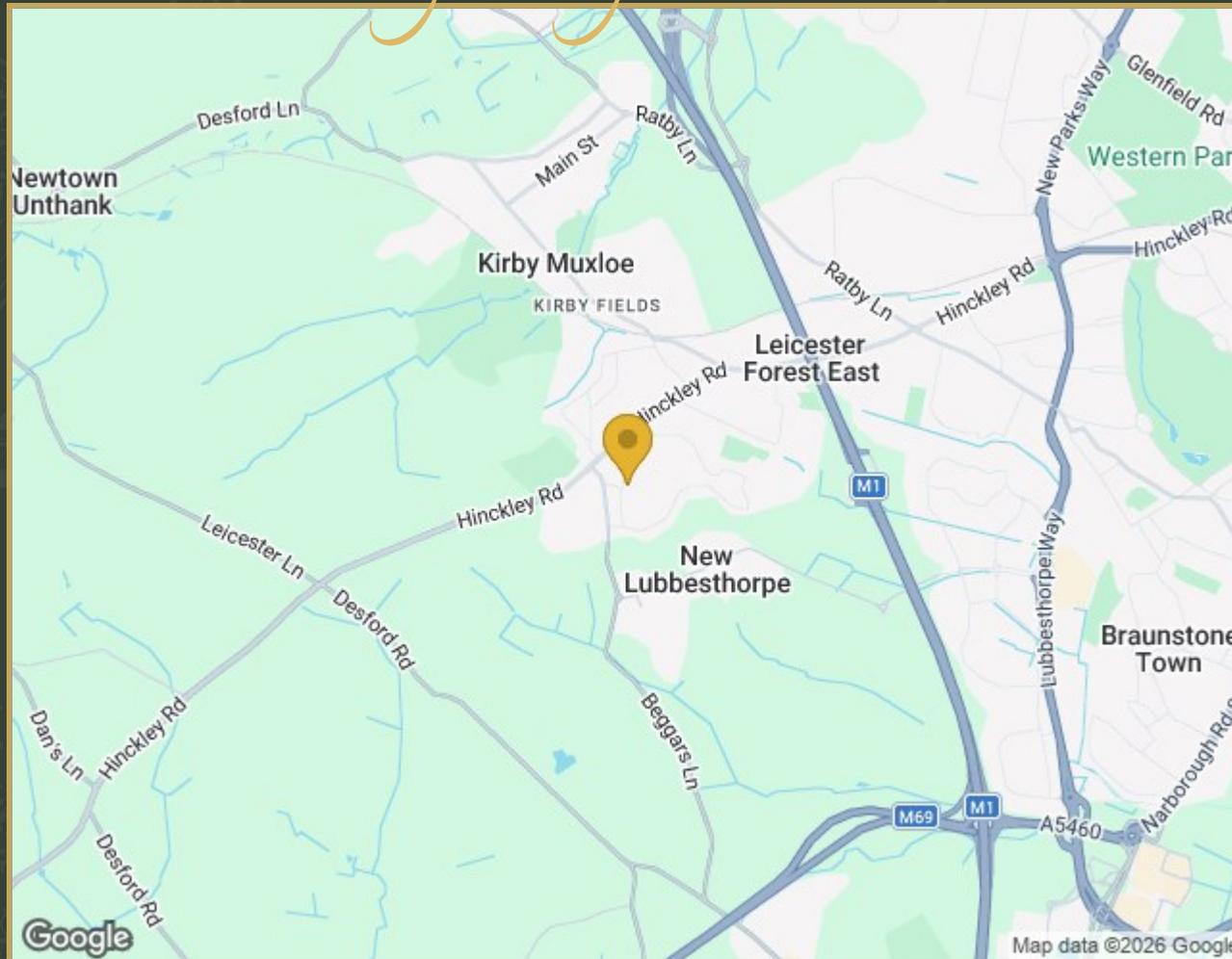
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1386.00 sq ft

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Property Location



22 Warren Lane, Leicester Forest East, Leicester, LE3 3LW

Location

Warren Lane sits within a well-established residential setting in Leicester Forest East, offering strong schooling options, everyday amenities and excellent access to the M1/M69 motorway network — making it a practical choice for commuters while retaining a strong community feel.