



18-20 Leicester Road, Leicester, LE8 4GQ

Leicester

£900,000

Bedrooms: 4

Bathrooms: 1

Receptions: 3

REF - DA1155

Once In A Generation Opportunity

This is a truly rare opportunity to acquire something exceptional.

Set on Leicester Road in Blaby, this offering comprises two former semi-detached homes that have been transformed into one stunning contemporary residence, attached to a high-profile showroom and workshop with direct road frontage. The property is offered as a whole or the owner will consider separate sales, providing flexibility rarely seen at this level.

The residential home offers three reception rooms, three bedrooms and a high-end, modern finish throughout, including a show-stopping kitchen, a cinema and games room, and a striking spiral staircase. Outside, there is a lovely garden and extensive off-road parking, making it ideal for family life or entertaining.

The showroom and workshop, fronting directly onto Leicester Road, comes with parking and first-floor space currently used as offices, with potential to create an apartment or alternative use subject to the relevant planning permissions. The space could suit a wide range of uses – restaurant, studio, gallery, lifestyle business or creative workspace – or even conversion back to residential use.

This is a once-in-a-generation opportunity that perfectly blends lifestyle, work-from-home living and income potential, whether purchased as a whole or in separate parts.



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Entrance Porch

A smart and practical entrance porch that sets the tone before you even step into the main home.

Entered via the front door, the porch is finished with tiled flooring for durability and benefits from a radiator, making it a comfortable space year-round. Doors lead through to the main entrance hall and directly into the dining room, giving immediate flexibility to how the home flows and is used.

A calm, functional introduction that leads into something very special.

Entrance Hall

The main entrance hall immediately reinforces the quality and scale of the home.

Finished with tiled flooring and inset spotlights, the space feels sleek, modern and purposeful. A radiator provides comfort, while stairs rise to the first floor, drawing you naturally through the home.

Double doors open into the dining room, creating a sense of flow and occasion, while further doors lead to the cloakroom and the kitchen – setting up a layout that works just as well for everyday living as it does for entertaining.

Clean lines, excellent connectivity and a strong first impression.



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Dining Room - 4.42m x 4.01m (14'6"Max x 13'2"Max)

A bright and impressive dining room positioned to the front of the property, ideal for both everyday family life and entertaining.

A large double glazed bay window fills the room with natural light, while LVT flooring adds a sleek, contemporary finish that's both stylish and practical. Two radiators ensure comfort even when hosting larger gatherings, and a useful storage cupboard keeps the space clutter-free.

An open-plan walkway leads seamlessly through to the kitchen, reinforcing the sociable layout and making this a natural hub of the home.

Kitchen - 5.77m x 4.85m (18'11"Max x 15'11"Max)

A stunning, contemporary kitchen that sits confidently at the heart of the home.

Entered via an open walkway from the dining room, the kitchen immediately impresses with its sense of space and detail. Finished with sleek LVT flooring and inset spotlights, the room is centred around a substantial central island topped with beautiful Mirostone work surfaces — a real statement feature and perfect for both everyday living and entertaining.

The kitchen is exceptionally well equipped, with integrated electric oven and microwave, induction hob, integrated dishwasher, and space for an American-style fridge freezer. A filtered water tap with slimline sink, along with one-and-a-half bowl stainless steel sinks, adds both style and practicality. Tiled splashback areas complete the clean, modern look.



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Storage has been carefully considered, with a large pantry cupboard accessed from the dining room walkway and a further understairs storage cupboard within the kitchen itself. A radiator provides comfort, while double doors open through to the lounge, and double glazed French doors lead directly out to the garden, allowing the space to flow effortlessly indoors and out.

This is a kitchen designed to be lived in, hosted in and admired – contemporary, functional and genuinely impressive.

Lounge - 6.55m x 3.2m (21'6" x 10'6")

A stylish and versatile lounge that offers far more than a traditional living space.

Finished with engineered oak flooring, the room feels warm and contemporary, while a side double glazed window and French doors allow natural light to flood in and provide easy access outside. Two radiators ensure comfort, making this a room that works beautifully all year round.

A real standout feature is the spiral staircase rising to the first floor, which gives this part of the home the potential to function independently – ideal for multi-generational living, older children, guests or even a private living zone if desired. A door also leads through to the cinema and games room, reinforcing the lifestyle-led design of this section of the house.

Flexible, modern and thoughtfully planned, this lounge adds another layer to an already exceptional home.



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Cinema & Games Room - 7.8m x 3.18m (25'7" x 10'5")

A standout reception room that takes the home into a completely different league.

Currently arranged as a cinema and games room, this incredible space is flooded with natural light thanks to two sets of double glazed French doors, a further double glazed door to the garden, and four Velux-style roof lights overhead. Wherever you stand, you feel connected to the outside.

Engineered oak flooring runs underfoot, while exposed ceiling beams add warmth and character, striking the perfect balance between contemporary design and architectural interest. Spotlights and a combination of radiators — including a statement vertical designer radiator — ensure the room works just as well day or night, summer or winter.

Whether you keep it as an entertainment room, transform it into a gym, studio, or additional living space, this is a room that adapts effortlessly — and one that will absolutely impress on a viewing.

Cloakroom

A stylish and practical ground floor cloakroom, ideal for guests and everyday use.

The space includes a WC and wash hand basin, complemented by inset spotlights for a clean, modern finish. A dedicated coat storage area keeps the main living spaces clutter-free, while loft access adds an extra layer of practicality and storage.

Well placed, well finished and thoughtfully designed.





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