





## Property Description

Discover this well-located home on the ever-popular Ethel Road, set within the sought-after LE5 postcode. The area is known for its strong community feel, excellent transport links, and proximity to local amenities, making it a fantastic choice for families, professionals, or investors alike.

Ethel Road is a well-established residential street known for its friendly community and excellent access to everyday essentials. From here, you're perfectly placed to enjoy a short walk to local shops, cafés, and places of worship, easy access to Evington Road, Stonegate, and Uppingham Road shopping areas, close proximity to reputable primary and secondary schools, quick links to Leicester city centre, the train station, and major commuter routes and nearby parks and green spaces ideal for families and outdoor enthusiasts.

This wonderful home offers the perfect balance of space, character, and convenience in one of Leicester's most desirable neighbourhoods. A rare opportunity in a consistently strong market — early viewing is highly recommended.

## Entrance Hall

Having stairs to the first floor and doors leading through to the lounge

## Lounge

a bright and generously sized living space, designed to offer both comfort and versatility for everyday family life. A large front-facing window floods the room with natural light, enhancing the warm and welcoming atmosphere, fireplace with surround and gas central heating radiator

## Dining Room

Double glazed bay window and radiator. There is ample space for a large dining table and additional furniture, making it a practical and sociable area at the heart of the home.

## Kitchen

The kitchen is a bright and practical space designed for everyday convenience, offering a well-planned layout with ample worktop surfaces and a range of fitted units for storage. A large rear window brings in plenty of natural light, creating a fresh and airy feel while providing pleasant views over the garden and a double glazed door leading to the rear garden

## First Floor Landing

## Bedroom One

A spacious and well presented double bedroom, having double glazed window overlooking the front, radiator, built in wardrobes and carpet flooring

## Bedroom Two

A well-proportioned double bedroom offering excellent versatility for family living, radiator and double glazed window

## Bedroom Three

Ideal as a child's bedroom, nursery, home office, or dressing room, it makes smart use of its space while still feeling bright and welcoming.

## Bathroom

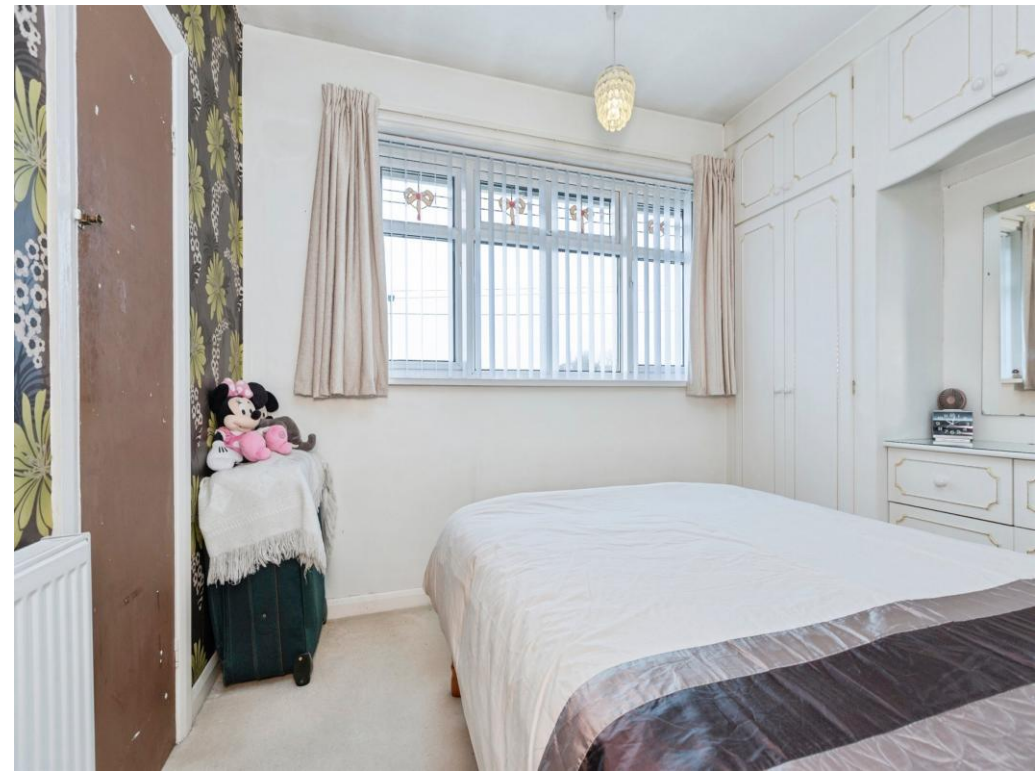
Fitted with a three piece suite comprising panelled bath with shower over, wash hand basin and low level WC, fully tiled walls and obscure glazed window allowing ventilation and privacy

## Outside

The property enjoys an attractive frontage with a neatly presented approach and the added benefit of off-road parking to the front.

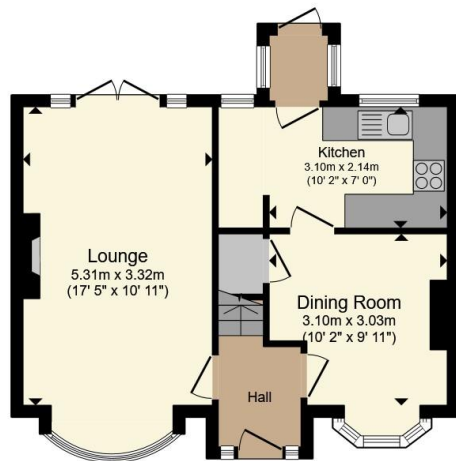
To the rear, the home boasts a private and well-sized garden, ideal for families and outdoor entertaining. The space features a

combination of patio and lawn, providing plenty of room for seating, play, or future landscaping ideas. The garden is fully enclosed, creating a safe and secure environment while offering a pleasant outlook from the rear of the house. There is also a garage, store-room ideal for additional storage and WC with wash hand basin

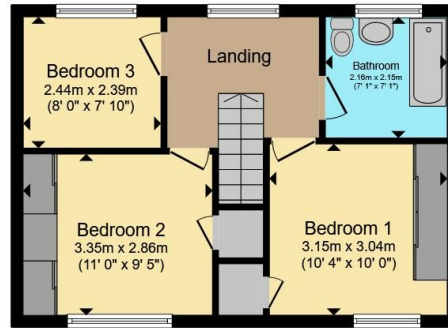




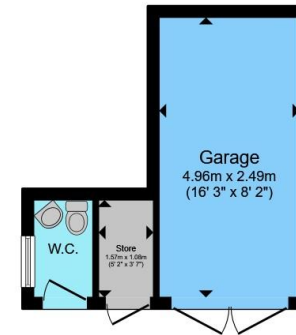




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 100.1 m<sup>2</sup> (1,078 sq.ft.) approx

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EPC Rating: Awaiting  
 Council Tax Band: B

Tenure: Freehold

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