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Gimson Road,  
Western Park, Leicester,  
LE3 6DZ



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Occupying a desirable position close to Western Park in Leicester, this substantial four-bedroom Edwardian semi-detached home offers generous proportions, original character features, and strong long-term appeal.

A rare opportunity to purchase a substantial double-fronted Edwardian semi-detached home, located on the highly regarded Gimson Road within the ever-popular Western Park area of Leicester. Built circa 1915, this impressive period residence offers four bedrooms, two reception rooms, a spacious kitchen diner, making it an ideal family home in a prestigious residential setting.

Gimson Road has long been considered one of the most desirable addresses within Western Park, with its wide, tree-lined street creating an immediate sense of openness and calm. The property benefits from a natural flow throughout, with well-proportioned rooms that connect effortlessly and allow for an abundance of natural light, enhancing both comfort and functionality.

The home retains a wealth of original Edwardian features and offers generous accommodation throughout, now presenting an excellent opportunity for light modernisation. Well maintained and perfectly habitable, it would benefit from updating in places, allowing a purchaser to tailor the interiors to their own style while enhancing the property's character and long-term value.

The accommodation briefly comprises an entrance hallway with original feature tiled flooring, two elegant reception rooms, a spacious kitchen diner to the rear, utility area, and guest WC.

To the first floor are four generously sized bedrooms and a well-appointed family bathroom. Externally, the property enjoys a beautiful wall-enclosed rear garden, offering a private and attractive outdoor space ideal for relaxing and entertaining.

The property further benefits from a sealed off internal lift, which is fully operational, offering excellent accessibility between floors and adding a rare level of practicality for a home of this period. This feature makes the property particularly well suited to extended families or multi-generational living, providing added independence and ease of movement throughout the home while enhancing long-term convenience and comfort.

A superb Edwardian home with space, character, and potential in equal measure—early viewing is highly recommended.

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## Gimson Road, Western Park, Leicester, LE3 6DZ

### PORCH

### ENTRANCE HALL

This impressive entrance hallway celebrates its Edwardian heritage with a host of beautifully preserved original features. The space is anchored by a substantial timber staircase with ornate turned balusters and a heavy newel post, set against the vibrant backdrop of authentic geometric and encaustic floor tiles. High ceilings adorned with intricate plaster corning enhance the sense of volume, while a solid wood front door with decorative stained glass panels ensures a warm and characterful first impression. Complemented by traditional six-panel internal doors and classic proportions, this welcoming hallway perfectly introduces the timeless elegance found throughout the home.

### LOUNGE 21' 11" x 11' 4" (6.70m x 3.47m)

This spacious, light-filled lounge serves as a charming reception room that beautifully highlights its Edwardian proportions and period character. The space is anchored by a wide three-light bay window, which floods the room with natural light and provides an ideal spot for a window seat or reading nook. A focal point is created by the central feature fireplace with a contemporary inset fire, set against a classic chimney breast. High ceilings, accentuated by original ornate corning and a decorative ceiling rose, add to the sense of volume. Finished with neutral decor, deep timber skirting boards. This room incorporated the lift access. With double glazed window to the front. Double glazed French door to the rear garden.

### DINING ROOM 13' 10" x 11' 1" (4.24m into the bay x 3.38m)

This elegant dining room perfectly balances period charm with modern functionality, centered around a striking cast iron feature fireplace with authentic hand-painted floral tile inserts. The room's Edwardian proportions are highlighted by a wide three-light bay window that fills the space with natural light, while the deep fireside alcoves have been thoughtfully utilized with custom-built floor-to-ceiling shelving. Finished with original decorative corning, deep timber skirting, and neutral decor, this versatile reception room offers a sophisticated yet inviting setting for both formal entertaining and everyday family life.

### CLOAKROOM

With WC, wash hand basin.

### FITTED BREAKFAST KITCHEN 18' 5" x 10' 11" (5.63m x 3.34m)

This bright and contemporary kitchen is designed with both style and functionality in mind, featuring a range of sleek high-gloss wall and base units complemented by ample worktop space and a practical U-shaped layout. The thoughtful design includes a breakfast bar, creating an ideal spot for casual dining or supervising homework. Natural light fills the room through a large window overlooking the rear, while french doors provides convenient and direct access to the garden, seamlessly blending indoor and outdoor living. With its clean lines and neutral decor, this well-maintained space serves as a modern hub for any family home.

### BEDROOM ONE 14' 9" x 11' 6" (4.50m into the bay x 3.51m)

This spacious and light-filled double bedroom perfectly blends period character with modern potential, featuring a stunning large bay window that floods the space with natural light. The room's focal point is a beautiful cast-iron Victorian-style fireplace with decorative tiled inserts, flanked by high ceilings and elegant picture rails. Practicality meets style with a large built-in wooden wardrobe and a recessed shelving unit, providing ample storage without compromising the room's generous proportions.

### BEDROOM TWO 14' 5" x 14' 10" (4.41m into the bay x 4.54m)

With radiator and double glazed window

### BEDROOM THREE 10' 10" x 11' 0" (3.32m x 3.36m)

With radiator and double glazed window

### BEDROOM FOUR 9' 2" x 6' 10" (2.80m x 2.10m)

With radiator and double glazed window. This room incorporates the lift.

### BATHROOM

This stylishly appointed bathroom features a contemporary white suite and is finished with high-quality, light grey stone-effect tiling that extends across both the walls and floor for a cohesive, modern aesthetic. The space includes a panelled bath with a sleek glass side screen and a wall-mounted shower, complemented by a classic white tongue-and-groove side panel for a touch of character. Practical storage is provided by a freestanding vanity unit in a modern dust-grey finish, featuring a deep double-drawer design with integrated handleless pulls and a clean white ceramic basin. A matching separate cloakroom WC mirrors this elegant decor, complete with half-tiled walls and a low-flushing toilet

### OUTSIDE

This low-maintenance, multi-level paved garden offers a versatile outdoor retreat, perfect for alfresco dining and entertaining. The lower patio area provides a private courtyard feel, featuring a useful timber-built storage shed and high brick wall boundaries for added privacy. Stone steps lead up to a second elevated terrace, where large white-framed French doors create a seamless connection between the home's interior and the garden. The space is finished with traditional red brickwork and a mature shrub, offering a blank canvas for further landscaping or potted plants.



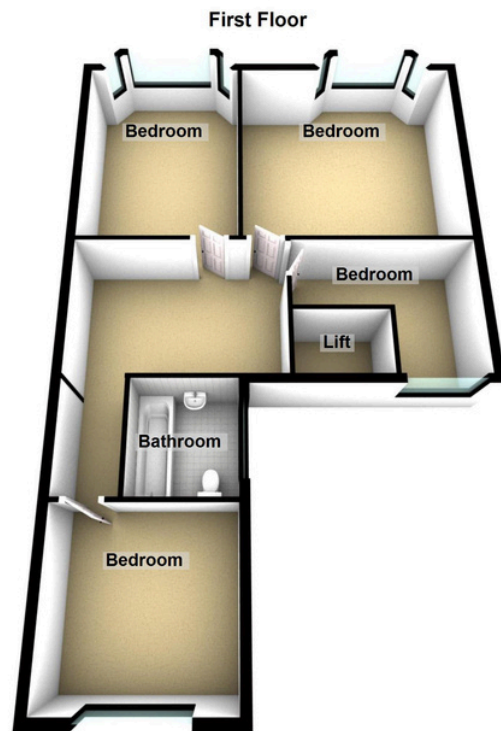
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| Energy Efficiency Rating                    |   |
|---|---|
|   | Potential   |
| Very energy efficient - lower running costs |   |
| (92+) <b>A</b>                              |   |
| (81-91) <b>B</b>                            |   |
| (69-80) <b>C</b>                            | <b>82</b>   |
| (55-68) <b>D</b>                            | <b>61</b>   |
| (39-54) <b>E</b>                            |   |
| (21-38) <b>F</b>                            |   |
| (1-20) <b>G</b>                             |   |
| Not energy efficient - higher running costs |   |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |

#### Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

#### Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

#### Services

The services, systems and appliances listed in this specification have not been tested by Shepherd & White and no guarantee as to their operating ability or efficiency can be given.

#### Tenure

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Freehold – Shepherd & White recommends that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

#### Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

#### Council Tax

Leicester City Council  
Band C

#### Flood Risk

Surface & River, very low

#### Mobile & Broadband

Multiple Options for Broadband/mobile phone signal.

**Thinking of Selling?**  
For a free valuation of your property with no obligation contact Shepherd & White on  
**0116 3666326**

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