



Bradgate Road, Newtown Linford, Leicester  
Offers Over £900,000





Positioned on the highly regarded Bradgate Road, this impressive 4/5 bedroom detached residence offers generous and versatile living accommodation, finished to a high standard throughout. Set behind a beautifully landscaped frontage with a stone-walled entrance, timber framing, and a substantial driveway, the property delivers both kerb appeal and practicality in equal measure. Designed with modern family living in mind, the home seamlessly combines spacious reception areas with stylish interiors and flexible bedroom arrangements.



A bright and spacious entrance hallway welcomes you into the home, filled with natural light and setting the tone for the accommodation beyond.

Positioned to the right, the formal living room is an exceptionally large and elegant space, featuring a framed fireplace and expansive windows. With double doors providing access at two points, this beautifully light-filled room is ideal for both relaxing and entertaining.



Forming the heart of the home, this stunning open-plan space spans the full width of the property. The kitchen is beautifully appointed with a range of modern units and integrated appliances, including a tall fridge, additional freezer, and dishwasher. A Belfast sink, double freestanding oven with hob and extractor, and a central island with built-in wine cooler further enhance the space, offering both functionality and style.



The dining area comfortably accommodates a large table for family gatherings and enjoys views over the rear garden, while the living area provides a relaxed setting with ample room for multiple sofas and additional storage.

Located just off the kitchen, the utility room provides space for washing machines and tumble dryers, further cupboard storage, an integrated tall freezer, and direct access to the outside.





To the front of the property is a further versatile reception room, currently used as a playroom/snug. This space could easily serve as a fifth bedroom, offering excellent flexibility for multi-generational living or home working.

Conveniently located opposite, the modern shower room comprises a WC, wash basin, and double shower unit —ideal for guests or those utilising the ground floor bedroom.





The Principal Bedroom - A generous double bedroom featuring a large built-in wardrobe and a private en-suite, creating a comfortable and well-appointed retreat.

Bedroom Two - Another well-proportioned double bedroom, also benefitting from an en-suite and integrated wardrobe space.

Bedroom Three - An impressive and particularly spacious bedroom, formerly two separate rooms and now thoughtfully reconfigured. The space is arranged into distinct sections, including a walk-in wardrobe area, main sleeping space, and its own en-suite, offering a luxurious and versatile layout.

Bedroom Four - A further double bedroom positioned to the rear, enjoying pleasant views over the garden.





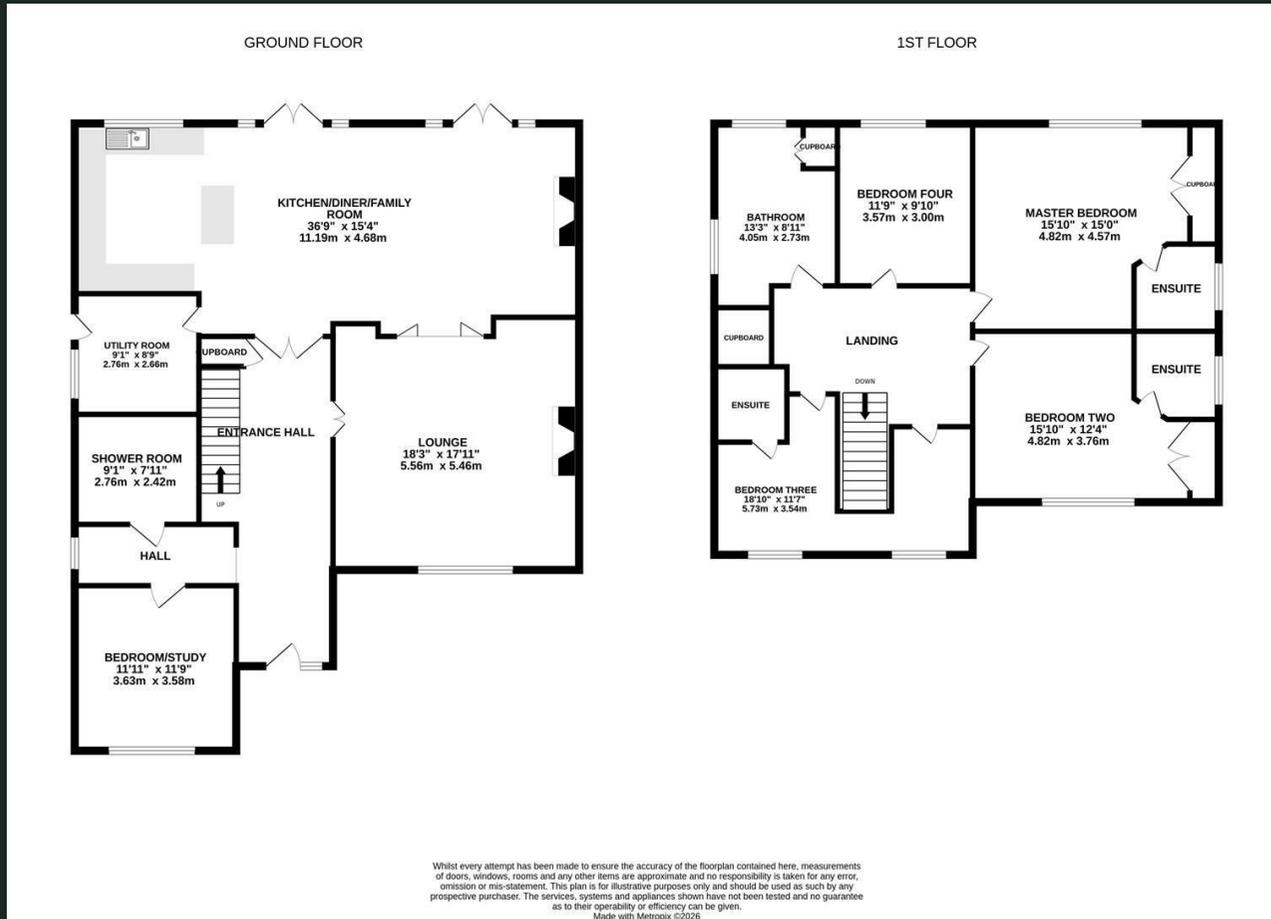
Completing the first floor is a stylish family bathroom fitted with a freestanding bath, separate double shower, wash basin, WC, and built-in storage, finished to a high standard.

This garden presents an impressive sense of space and versatility, combining a large, well-maintained lawn with thoughtfully designed patio and decking areas ideal for both relaxation and entertaining. The expansive lawned area stretches beyond open countryside views, creating a rural feel while still being structured with mature trees, established borders, and practical features like fencing and a rotary line. Closer to the house, the clean, contemporary paving and raised seating zones offer a polished contrast to the natural greenery, with subtle planting adding warmth and texture without overwhelming the layout.

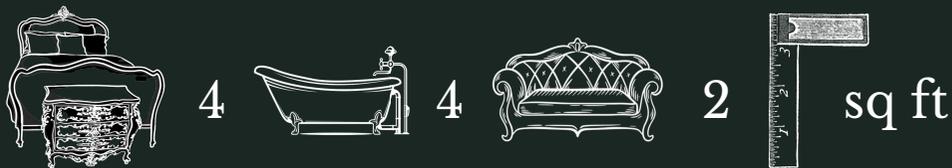


# Key Features:

- Directly opposite Bradgate Park
- Substantial 4/5 bedroom detached home in a highly sought-after village location
- Impressive open-plan kitchen, living and dining space spanning the full width of the property
- Stylish modern kitchen with integrated appliances, Belfast sink, range cooker, and central island with wine cooler
- Elegant formal living room with feature fireplace and dual access doors
- Four double bedrooms, three with en-suites, offering excellent family accommodation
  - Versatile additional reception room/bedroom five ideal for guests, home office or multi-generational living
- Convenient ground floor shower room and separate utility room
- Landscaped frontage with generous driveway parking providing strong kerb appeal

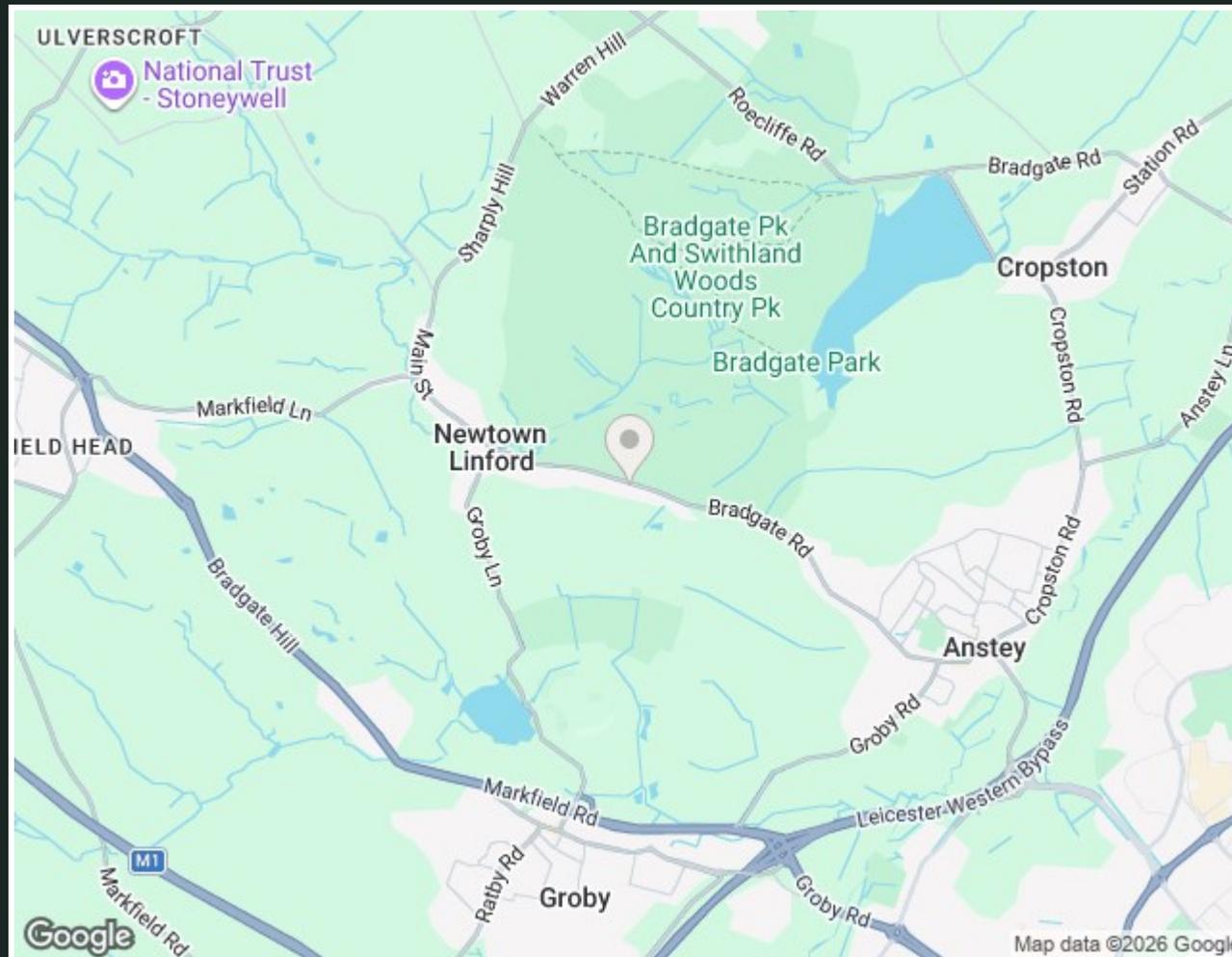


# REZIDE



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

# Where to find Bradgate Road, Newtown Linford, Leicester



Bradgate Road in Newtown Linford enjoys a striking position on the edge of the Leicestershire countryside, gently rising to overlook the expansive beauty of Bradgate Park. From this vantage point, the landscape opens into rolling hills, ancient woodlands, and grazing deer, creating a setting that feels both peaceful and timeless. The road itself is framed by charming village character, blending traditional stone properties with the natural scenery beyond, making it one of the most desirable and picturesque approaches to the park.