



NO.205 BRADGATE ROAD, ANSTEY, LEICESTER

*OFFERS OVER: £600,000*







Positioned on the sought-after Bradgate Road, No.205 is a well-balanced and thoughtfully designed family home offering generous living space, excellent natural light and a high degree of flexibility. The property feels composed and welcoming throughout, combining contemporary styling with practical accommodation suited to modern family life.





## LIVING SPACES

The main living areas are welcoming and well balanced, with proportions that allow each room to feel comfortable and purposeful. Natural light filters in through wide windows, softening the spaces and creating an atmosphere that feels relaxed and grounded. These rooms lend themselves naturally to family life — places to gather, unwind or entertain without feeling overly formal. There is a sense of flow between spaces, yet enough definition to ensure each area retains its own character and function.

## OPEN PLAN LIVING

At the heart of the home sits the open-plan kitchen, dining and family space — a room clearly designed to be lived in. The kitchen itself is contemporary and understated, with clean cabinetry, warm finishes and a generous central island that encourages people to gather naturally. Rooflights and bi-folding doors draw daylight deep into the space, while the connection to the garden creates a strong indoor-outdoor relationship. Cooking, dining and relaxing sit comfortably alongside one another, making this an environment that works just as well for busy mornings as it does for evenings spent entertaining.











## THE PRINCIPAL SUITE

The principal bedroom feels calm and quietly removed from the main living areas. Soft tones, generous proportions and excellent natural light combine to create a space that feels restful and considered. There is a simplicity here that works beautifully — room for furniture, space to breathe and an atmosphere that encourages retreat at the end of the day. The adjoining en suite continues this feeling, offering a modern, well-finished space that prioritises comfort and practicality.

## SWEET DREAMS

The remaining bedrooms are thoughtfully arranged and filled with natural light, each offering flexibility as family needs evolve. These are rooms that feel balanced and adaptable — equally suited to children, guests or alternative uses such as home working. Each space has been designed with comfort in mind, maintaining the same calm







aesthetic found throughout the rest of the home.

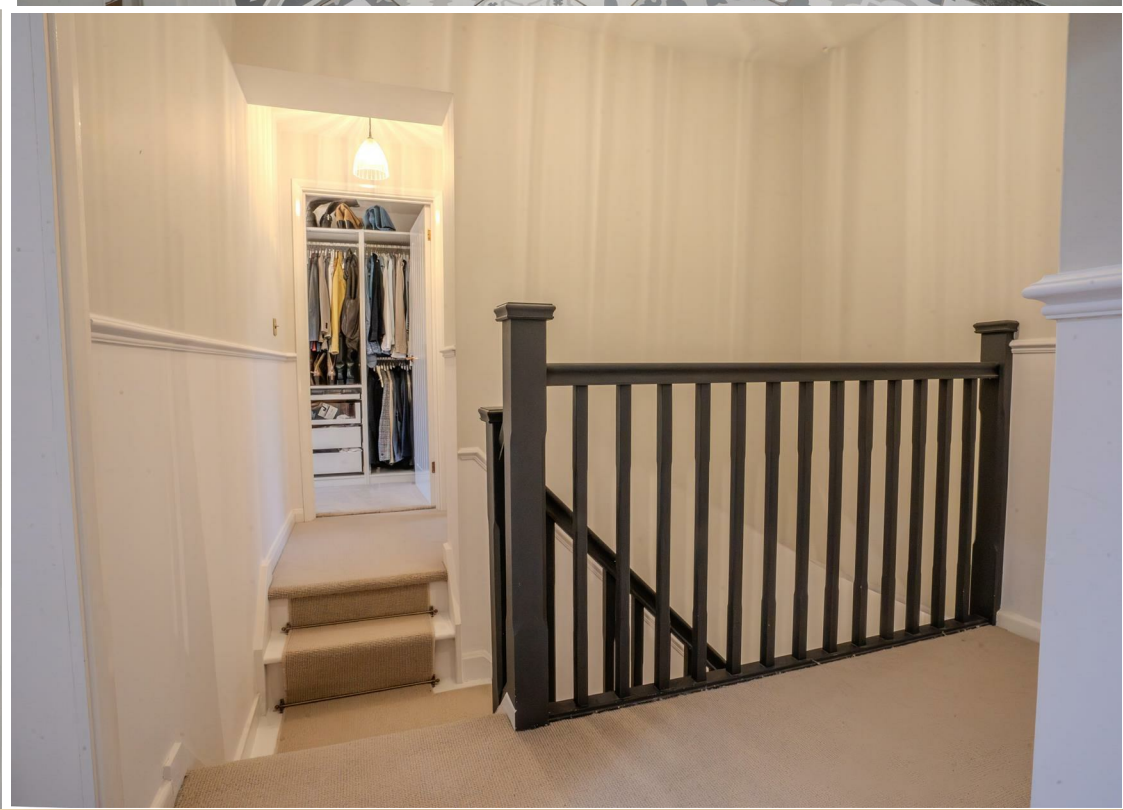
#### FAMILY BATHROOM

The family bathroom is finished in a clean, contemporary style, with neutral tones and well-chosen fittings creating a space that feels calm, functional and timeless. Positioned to serve the upper-floor bedrooms, it works effortlessly for daily family life.

#### GARDENS AND GROUNDS

The rear garden offers a private and enclosed setting, stretching away from the house to create a sense of space and separation. A paved terrace forms a natural extension of the living areas, ideal for outdoor dining and relaxed entertaining. Beyond this, lawned areas and established planting soften the space, creating a garden that feels







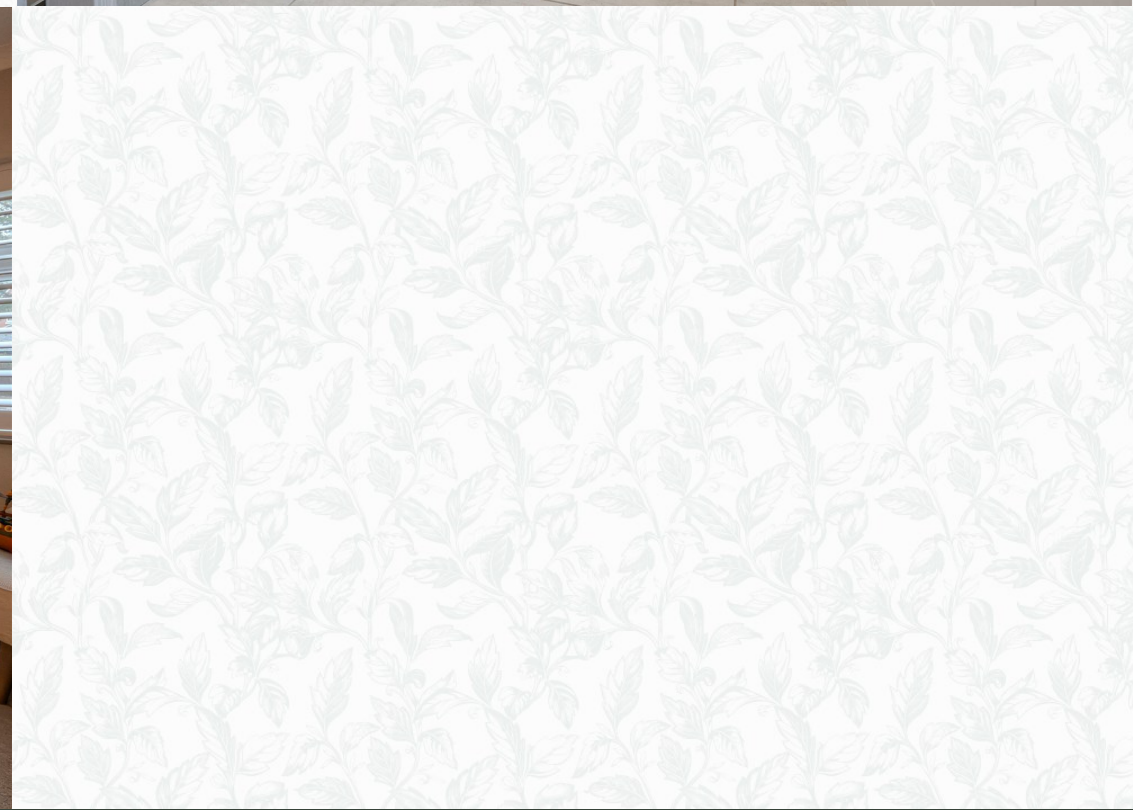


mature, manageable and easy to enjoy throughout the seasons. It is a setting that complements the house beautifully — practical yet peaceful.

#### CLOSING

No.205 is a home defined by balance — between contemporary design and everyday comfort, openness and privacy, practicality and refinement. It feels settled, thoughtfully planned and ready to support modern family life without compromise. A confident home on Bradgate Road, offering flexibility, warmth and longevity — ready for its next chapter.





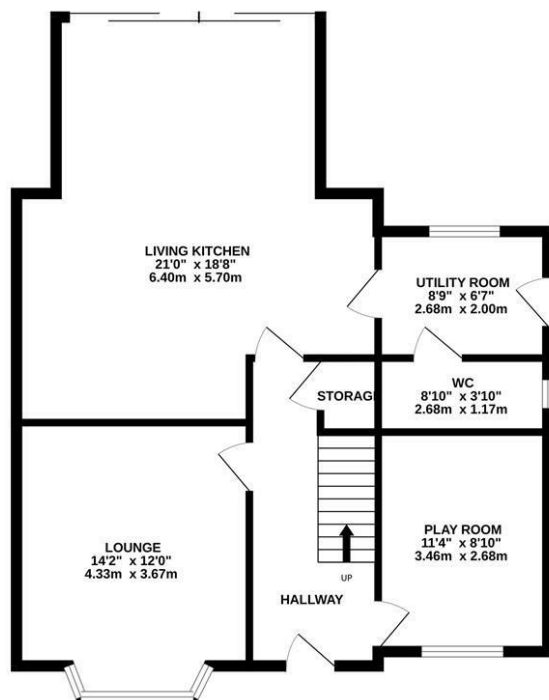




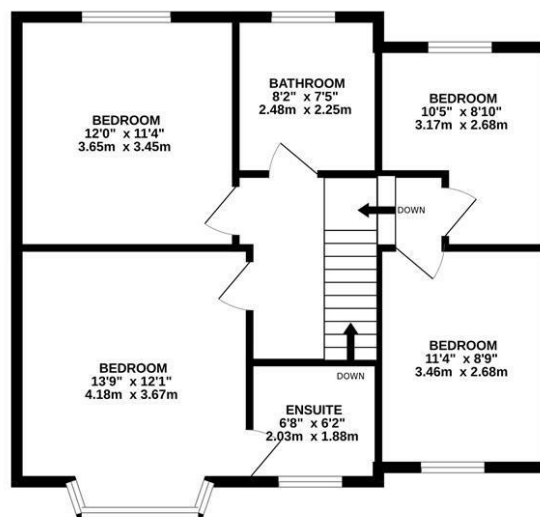
## KEY FEATURES:

- Sought-after Bradgate Road location
- Well-balanced family home with flexible layout
- Light-filled living spaces with excellent flow
- Open-plan kitchen, dining & family room
- Rooflights and bi-folding doors to the garden
- Principal suite with modern en sui
- Fourth bedroom / dressing room
- Private rear garden with terrace and lawn

GROUND FLOOR  
784 sq.ft. (72.8 sq.m.) approx.



1ST FLOOR  
652 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 1436 sq.ft. (133.4 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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4



2



2



sq ft



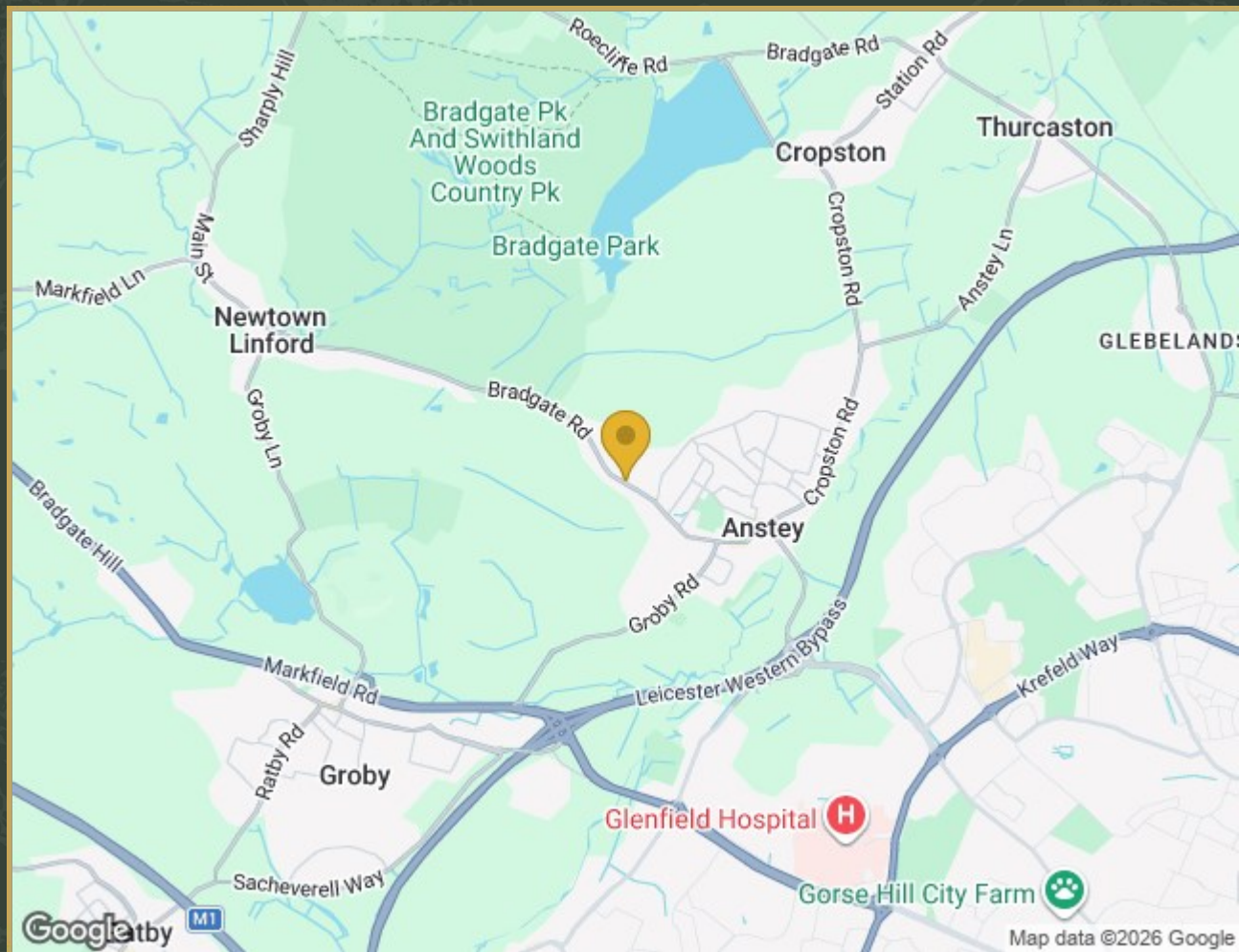
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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





# *Property Location*



205 Bradgate Road, Anstey, Leicester, LE7 7FX

