



OFFERS OVER: £ 250,000

**SHROPSHIRE ROAD, LEICESTER**





Positioned along the ever-popular Shropshire Road, this attractive three-bedroom semi-detached home is offered to the market with no onward chain, making it an ideal choice for buyers seeking a smooth and efficient purchase. The property is superbly located within close proximity to Leicester city centre, while also benefiting from excellent commuting access via nearby road links and public transport, making it particularly appealing to professionals, families, and investors alike.





Set back from the road, the property immediately impresses with its traditional brick façade, framed by a paved driveway to the side providing access to a detached outbuilding and rear garden beyond. A new composite front door opens into a welcoming entrance hall, setting the tone for the accommodation that follows.

To the front of the property sits a bright and comfortable sitting room, enhanced by a charming feature fireplace with wood-burning stove, creating a cosy focal point ideal for evening relaxation. Flowing through to the rear, the separate dining room offers generous space for entertaining, with French doors opening directly onto the garden—perfect for summer dining and family gatherings.

The kitchen is neatly arranged with a range of contemporary wall and base units, integrated appliances, and ample worktop space, complemented by views over the rear garden. A practical layout ensures excellent functionality while retaining potential for further enhancement.











Upstairs, the first floor hosts three well-proportioned bedrooms, including two comfortable doubles and a versatile third bedroom ideal as a nursery, home office, or guest room. The accommodation is completed by a modern family bathroom, fitted with a bath and overhead shower, wash basin, and WC, finished in neutral tiling.

Externally, the property truly comes into its own. The generous rear garden is predominantly laid to lawn, offering a private and secure outdoor space with plenty of scope for landscaping or extension (subject to relevant permissions). The detached outbuilding provides useful storage or potential for conversion into a home office or studio.







Further benefits include approximately 767 sq ft of internal accommodation, gas central heating, double glazing throughout, and a highly accessible location close to local amenities, schools, transport links, and Leicester city centre.

Offered with no onward chain and available for immediate occupation, this well-maintained home combines character, practicality, and future potential in equal measure.









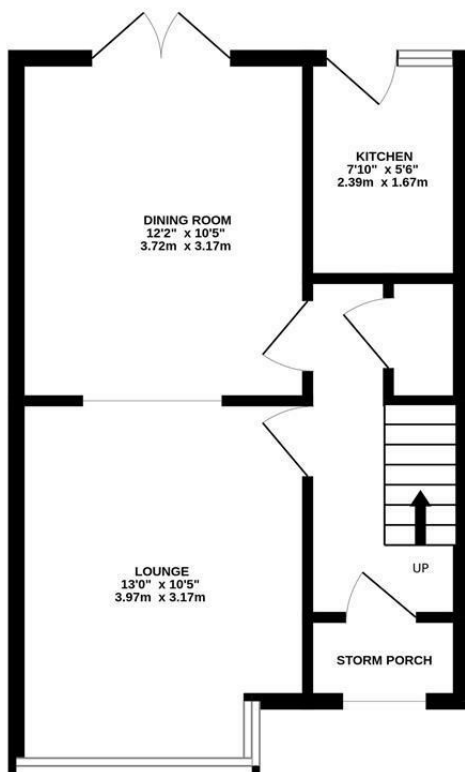




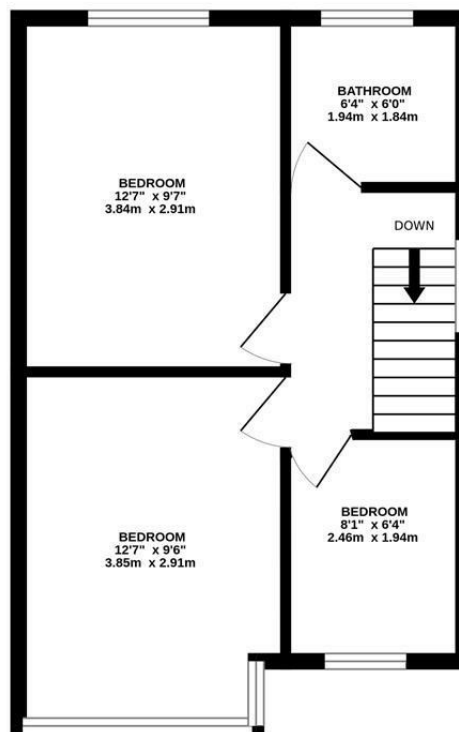




GROUND FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR  
384 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 767 sq.ft. (71.3 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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## KEY FEATURES:

- No onward chain
- Three-bedroom semi-detached home
- Close proximity to Leicester city centre
- Excellent commuting access
- Two reception rooms
- Feature fireplace with wood-burning stove
- Generous rear garden with outbuilding
- Approx. 767 sq ft of accommodation



3



1



2



767.00 sq ft



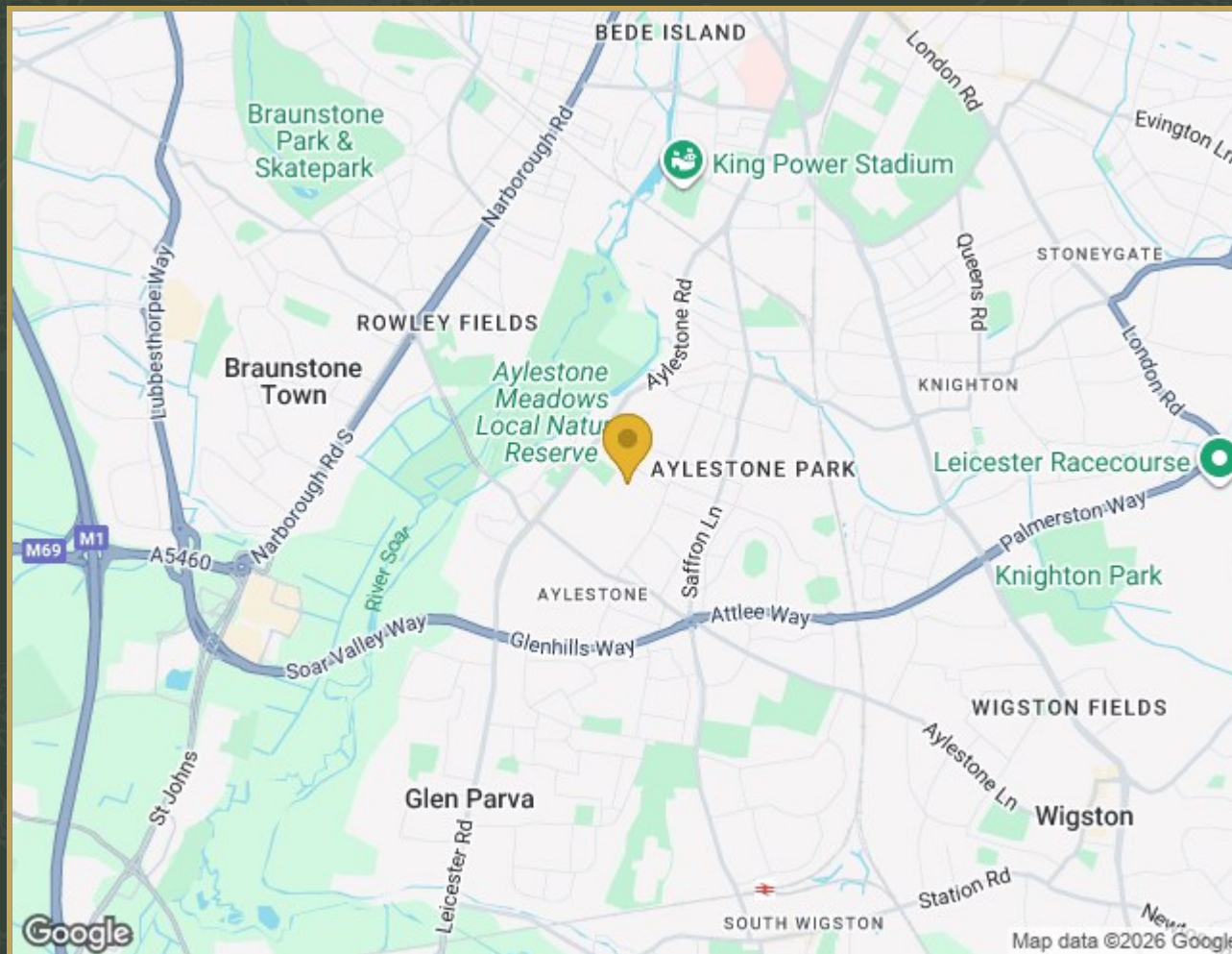
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) <b>A</b>		
(61-81) <b>B</b>		
(40-60) <b>C</b>		
(21-39) <b>D</b>		
(12-20) <b>E</b>		
(5-11) <b>F</b>		
(1-4) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	





# Property Location



29 Shropshire Road, Leicester, LE2 8HX

