

FLOOR PLAN

DIMENSIONS

**Porch**  
2'06 x 6'08 (0.76m x 2.03m)

**Entrance Hall**

**Living Room**  
26'03 x 11'06 (8.00m x 3.51m)

**Dining Room**  
12'06 (3.81m)

**Kitchen**  
14'08 x 7'09 (4.47m x 2.36m)

**Downstairs Cloakroom**  
5'04 x 2'08 (1.63m x 0.81m)

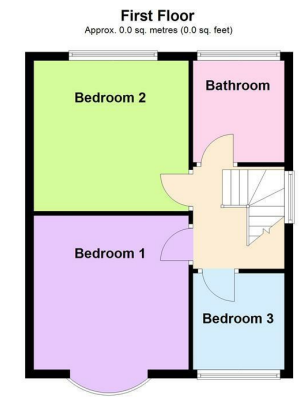
**Landing**

**Bedroom One**  
13'09 x 11'05 (4.19m x 3.48m)

**Bedroom Two**  
11'06 x 11'05 (3.51m x 3.48m)

**Bedroom Three**  
6'09 x 7' (2.06m x 2.13m)

**Family Bathroom**  
7'10 x 6'11 (2.39m x 2.11m)



# OVERVIEW

- Extended Family Home
- Prime Location & No Onward Chain
- Porch & Entrance Hall
- Living Room & Dining Room
- Kitchen & Downstairs Cloakroom
- Three Bedrooms
- Family Bathroom
- Driveway & Well Established Garden
- Viewing Essential
- EER Rating - tbc, Freehold, Tax Band - C

# LOCATION LOCATION....

Located in the heart of the ever-popular village of Blaby, Winchester Road offers a delightful blend of suburban charm and everyday convenience. Residents enjoy the best of both worlds: peace and privacy, with all essential amenities just moments away. Families are particularly well served, with a selection of reputable primary schools nearby, including Blaby Stokes C of E and Thistly Meadow, and specialist provision at Foxfields Academy. For older students, a range of secondary schools and colleges are easily accessible across the wider Leicester area. Green space is in abundance—just a short stroll away lies the beautifully landscaped Bouskell Park, complete with winding pathways, open lawns and a picturesque dovecote. Northfield Park and nearby sports grounds provide further opportunities for recreation, play, and wellbeing. The area also benefits from walking and cycling links via local trails and scenic routes. Transport connections are excellent: frequent local buses run through the area, linking to Leicester city centre and surrounding villages, while Narborough and South Wigston train stations are just a short drive away—ideal for commuters. For road users, quick access to the M1 and M69 makes travelling further afield equally convenient. Blaby village centre is a lively hub, boasting everything from supermarkets and pharmacies to charming independent shops, cosy cafés and historic pubs like The Bakers Arms. Whether you're popping to the post office, grabbing a coffee, or enjoying a weekend stroll, everything you need is close at hand. All in all, Winchester Road is a lovely place to call home—perfectly positioned for families, professionals, and retirees alike who are seeking green space, strong connections, and a friendly, well-established community.



# THE INSIDE STORY

Set in a prominent and desirable location, this characterful property presents a rare opportunity to acquire a spacious home full of original features, offered to the market with no onward chain. While the house would benefit from modernisation, it provides the perfect canvas for creating a dream family home, combining generous proportions with charming period details. Upon entering, a traditional porch and entrance hall welcome you with timeless quarry tile flooring, hinting at the craftsmanship that runs throughout the home. The generously sized living room is flooded with natural light from a bay window and features a fireplace that acts as a stunning focal point. Bifolding doors lead through to the formal dining room, which enjoys garden views and showcases exquisite solid oak parquet flooring, creating a seamless and versatile space for both everyday living and entertaining. The kitchen, in keeping with the home's traditional feel, offers a range of wooden wall and base cabinets with contrasting work surfaces, a sink with mixer tap set beneath a window, and plumbing for a washing machine—all complemented by durable solid oak flooring. A useful downstairs cloakroom adds further practicality. Upstairs, the landing gives access to three well-proportioned bedrooms, each thoughtfully fitted with wardrobes for ample storage. The principal bedroom boasts a front-facing bay window, adding both charm and additional space, while the family bathroom includes a classic three-piece suite and offers scope for updating to suit modern tastes. Externally, the property continues to impress. A driveway provides ample off-road parking to the front, while the beautifully maintained rear garden is a true highlight—featuring a lush lawn, mature shrubs, colourful flower borders, and a delightful patio area ideal for al fresco dining or quiet relaxation.

