

FLOOR PLAN

DIMENSIONS

Emtrance Hall
13'00 x 7'01 (3.96m x 2.16m)

Downstairs We

Lounge
12'06 x 11'10 (3.81m x 3.61m)

Open Plan Kitchen Diner
19'11 x 8'07 (6.07m x 2.62m)

Bedroom One
11'08 x 10'10 (3.56m x 3.30m)

Bedroom Two
12'00 x 10'09 (3.66m x 3.28m)

Bedroom Three
7'02 x 5'06 (2.18m x 1.68m)

Family Bathroom
7'02 x 5'06 (2.18m x 1.68m)



Total area: approx. 75.9 sq. metres (817.3 sq. feet)



OVERVIEW

- Three Great Size Bedrooms
- Modern & Renovated Family Bathroom
- Downstairs WC
- Open Plan Kitchen Diner
- Family, Spacious Lounge
- Ample Driveway
- Good Size Garden
- EPC Rating - C
- Freehold Property
- Council Tax Band - A

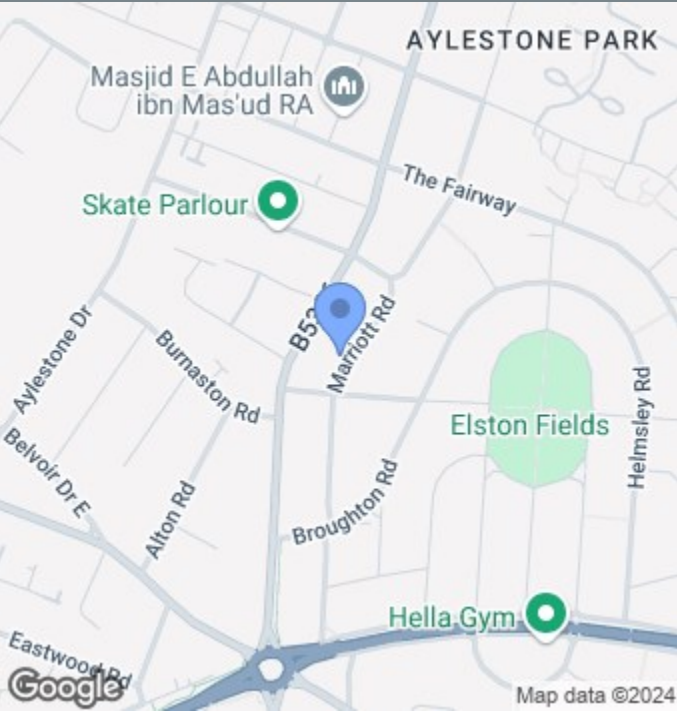
LOCATION LOCATION....

Marriott Road is a residential street in Leicester, England, located within the city boundaries. The area is characterized by its mix of terraced houses and semi-detached homes, reflecting Leicester's traditional urban design.

The neighbourhood is well-connected to local amenities, including schools, parks, and small shops. Leicester's city centre, known for its vibrant cultural scene, shopping centres, and historical landmarks like Leicester Cathedral and the King Richard III Visitor Centre, is just a short drive or bus ride away.

Nearby green spaces, such as Knighton Park, provide opportunities for outdoor activities and leisure. The area generally attracts families, professionals, and students, as Leicester is home to prominent universities, including the University of Leicester and De Montfort University.

Public transport links are robust, with bus routes serving the area and providing convenient access to the wider Leicester region. The overall vibe of Marriott Road is residential and community-focused, with a peaceful atmosphere suitable for family living.



THE INSIDE STORY

A charming three-bedroom semi-detached home located on the desirable Marriott Road in Leicester. This property is ideal for families or professionals seeking a blend of modern living and practical spaces in a convenient residential setting.

As you enter through the hallway, you are greeted with access to the downstairs WC and the main living areas. At the front of the house, the cosy lounge features an electric fire, creating a warm and inviting space to relax. The kitchen diner at the rear is open-plan and modern, offering plenty of worktop space and storage. It also accommodates a dining table, with patio doors leading directly to the private rear garden. An under-stair cupboard provides additional storage, ensuring practicality.

Upstairs, there are three well-proportioned bedrooms, along with a recently renovated family bathroom. A storage cupboard and an airing cupboard add to the functional design, catering to everyday needs.

Outside, the property boasts a spacious driveway with ample off-road parking. The private rear garden is perfect for outdoor enjoyment and features a summer house, which is ideal for use as a home office, studio, or relaxing retreat.

Situated in a well-connected area with access to local amenities, schools, and transport links, this property is a wonderful opportunity for those looking for a comfortable and stylish home. Viewing is highly recommended.