

FLOOR PLAN

DIMENSIONS

**Lounge**  
11'03 x 10'02 (3.43m x 3.10m)

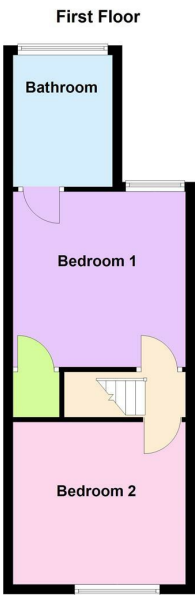
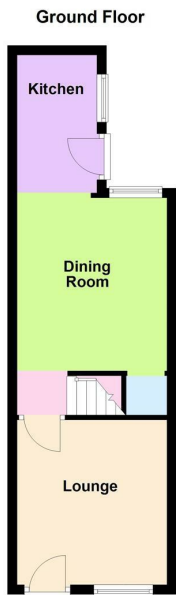
**Dining Room**  
11'11 x 10'03 (3.63m x 3.12m)

**Kitchen**  
9'04 x 5'06 (2.84m x 1.68m)

**Bedroom One**  
11'11 x 11'08 (3.63m x 3.56m)

**Bedroom Two**  
11'01 x 11'08 (3.38m x 3.56m)

**Bathroom**  
9' x 6'10 (2.74m x 2.08m)



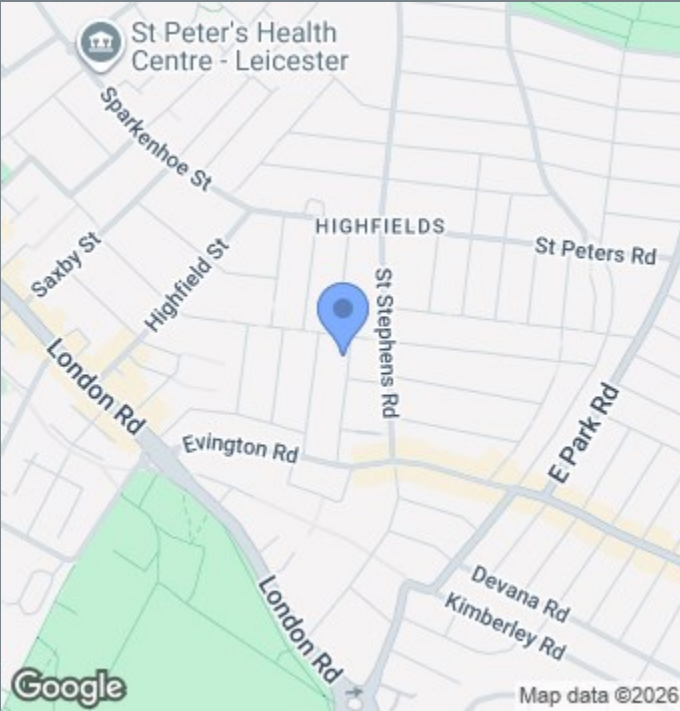


# OVERVIEW

- Lovely Terraced Home
- Popular Location
- Lounge & Dining Room
- Lovely Kitchen
- Two Double Bedrooms
- Bathroom
- Cottage Style Garden
- Viewing Is Essential
- EER Rating - tbc
- Freehold, Tax Band - A

# LOCATION LOCATION....

Skipworth Street is located within the vibrant and well-established area of Highfields, close to Leicester city centre and known for its strong sense of community and cultural diversity. The area offers a wide range of local shops, supermarkets, cafés and everyday amenities within walking distance, with further retail and leisure facilities available in the city centre. Families are well served by a selection of primary and secondary schools nearby, as well as access to colleges and further education. Residents benefit from nearby parks and green spaces, including Spinney Hill Park and Victoria Park, providing ideal areas for recreation and relaxation. Skipworth Street enjoys excellent transport links, with regular bus services, Leicester railway station close by, and easy access to major road routes, making it a convenient and well-connected location for commuters and city-based living.



# THE INSIDE STORY

*This lovely terraced home, set on a very popular street within a great neighbourhood, offers characterful accommodation full of warmth, charm & versatility — ideal for first-time buyers, professionals or those seeking a home with personality. Step into the inviting lounge, where an exposed brick feature fireplace creates an immediate focal point, adding character & a cosy atmosphere. A window to the front fills the room with natural light, making it a perfect space to relax at the end of the day or entertain friends. To the rear, the dining room offers a welcoming space for family meals & social gatherings, with ample room for a table & chairs. A window overlooks the garden, creating a lovely connection to the outdoors. An archway leads through to the kitchen, maintaining an open, flowing feel while still defining each space. The kitchen is fitted with classic shaker-style wall & base cabinets complemented by a solid wood work surface, offering both style & practicality. Integrated appliances include an oven & hob with extractor over, along with a stainless steel sink drainer with mixer tap. There is plumbing for a washing machine & space for a fridge freezer, making this a well-equipped & functional space. Stairs lead up to the first floor, where you will find two well-proportioned double bedrooms, both offering flexibility for use as comfortable sleeping spaces, a guest room or a home office. The bathroom is fitted with a three-piece suite comprising a low-level WC, wash hand basin & bath with shower over. Outside, the rear garden is a true highlight — a charming cottage-style space, beautifully filled with flowers & plants, creating a peaceful & colourful retreat to enjoy throughout the seasons. This is a wonderful opportunity to acquire a characterful terraced home in a sought-after location, combining period charm with practical living space — a home that truly feels welcoming from the moment you step inside.*

