

FLOOR PLAN

DIMENSIONS

Porch

6'05 x 4'04 (1.96m x 1.32m)

Entrance Hall

13'05 x 7'01 (4.09m x 2.16m)

Lounge

16'02 x 10'05 (4.93m x 3.18m)

Family Living Kitchen

18'07 x 17'11 max (5.66m x 5.46m max)

Downstairs Cloakroom

6'05 x 2'11 (1.96m x 0.89m)

Landing

Bedroom One

12'07 x 11 (3.84m x 3.35m)

Bedroom Two

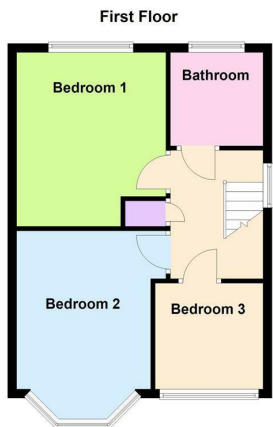
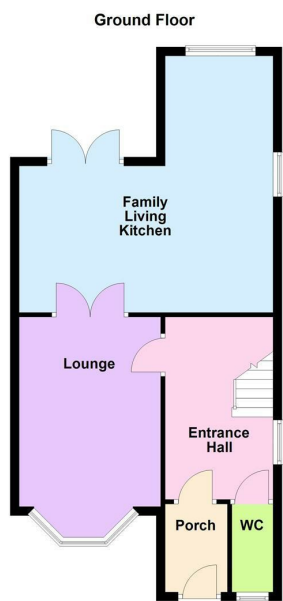
13'06 x 9'10 (4.11m x 3.00m)

Bedroom Three

7'08 x 8' (2.34m x 2.44m)

Bathroom

6'10 x 6'10 (2.08m x 2.08m)

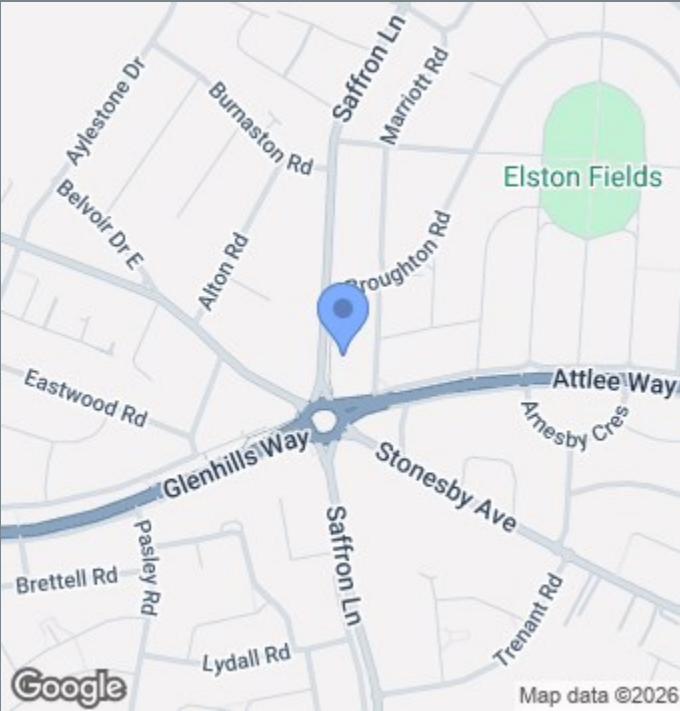


OVERVIEW

- Spacious Family Home
- Fabulous Location
- Porch & Entrance Hall
- Lounge & Downstairs Cloakroom
- Stunning Family Living Kitchen
- Three Bedrooms
- Family Bathroom
- Front & Rear Garden
- Viewing Is Advised
- EER - tbc, Freehold, Tax Band - A

LOCATION LOCATION....

Saffron Lane is a well-established and convenient location offering a strong sense of community and easy access to a wide range of local amenities. Families are well served by nearby schools including Knighton Fields Primary, Glenhills Primary and Sir Jonathan North College and Lancaster Academy, making the area appealing for a range of ages. Green space is a real highlight, with Aylestone recreation ground close by, providing open green areas, play facilities and space for walking, relaxing and enjoying the outdoors. Everyday shopping is simple, with local shops, supermarkets, cafés and takeaways along Saffron Lane itself, while Leicester city centre is only a short distance away for a wider choice of retail, dining and entertainment. Transport links are excellent, with frequent bus services into the city, good access to the ring road, and convenient connections to the M1 and M69 for commuters. Known for its diverse, friendly neighbourhood and practical location, Saffron Lane offers comfortable living with everything close at hand.



THE INSIDE STORY

This lovely semi-detached home is set in a fabulous location & offers beautifully balanced living space, full of warmth, style & character. A welcoming porch leads into the entrance hall, setting the tone for what lies beyond. The lounge is a cosy yet elegant retreat, featuring a charming bay window to the front that fills the room with natural light & a feature fireplace that creates a wonderful focal point for relaxing evenings or quiet weekends at home. The true heart of this home is the stunning, newly fitted family living kitchen, designed with both style & everyday life in mind. Finished with classic shaker-style units, contrasting work surfaces & quality integrated appliances including a dishwasher & cooker, the space is elevated further by beautiful exposed brick walls that add character & warmth. A stylish breakfast bar provides the perfect spot for informal dining, morning coffee or catching up with family whilst the dining area is the standout feature—generous in size & flooded with light, it offers ample room for a large table & chairs, making it ideal for family meals, entertaining friends or hosting special occasions. Elegant French doors open directly onto the garden, creating a seamless connection between indoor & outdoor living & making this an exceptional space for summer gatherings, relaxed lunches or evenings spent dining al fresco. A convenient downstairs cloakroom completes the ground floor. Upstairs, the landing leads to three good-sized bedrooms. Bedrooms one & two benefit from fitted wardrobes, while bedroom three features an inbuilt cupboard, offering excellent storage & flexibility for family living. The bathroom is well appointed & completes the accommodation. Outside, the property enjoys a front garden that enhances its kerb appeal & a rear garden with a patio area—ideal for relaxing, entertaining or simply enjoying the fresh air. This is a wonderful home combining comfort, quality & a standout living space in a highly desirable location

