

3 Bed Semi-Detached In Cheney Road Leicester, Leicester, LE4 9ND £122,500





## SHORT DESCRIPTION

Property Ref: 15318 Stylish Three-Bedroom Semi-Detached Home on Cheney Road, Leicester, LE4. Step into comfort and style with this beautifully presented three-bedroom semi-detached home, nestled just off the ever-popular Barkbythorpe Road area. Thoughtfully designed for modern living, this delightful property is ideal for families, professionals, and commuters seeking space, convenience, and a welcoming community atmosphere. Key Highlights Three Bedrooms Two generous double bedrooms and a versatile third room, currently used as a home office or study. Private Driveway Spacious side drive offering parking for up to three vehicles, plus additional on-street parking available. Open Plan Kitchen Diner A bright and modern space with sleek laminate flooring, a ceramic sink, built-in gas hob and electric oven, and large patio doors that open directly to the garden—perfect for entertaining. Spacious Lounge A warm and inviting living area featuring an electric fire and abundant natural light, ideal for relaxing with family or guests. Downstairs WC Conveniently located off the entrance hall, complete with toilet and sink. Energy Efficient Fitted with cavity wall insulation to provide excellent heat retention and lower energy costs. Family-Friendly Rear Garden Enjoy a lovely outdoor space with a central lawn, patio area, and a charming decking section—ideal for summer barbecues, children's play, or peaceful evenings outdoors. Superb Location Walking distance to Tesco Extra Hamilton, Aldi, Screwfix, and Thurmaston Shopping Centre Excellent public transport links to Leicester City Centre Catchment for top-rated local schools including Eastfield Academy, Bishop Ellis, Churchill, Round Hill Academy, Wreake Valley, Soar Valley, and Rushmead Quick access to A46 and M1 for commuters Surrounded by green spaces and close to three local parks, perfect for outdoor activities and family time Upstairs Features Master Bedroom A generously sized room with a large front-facing window allowing plenty of natural light Second Bedroom Overlooking the rear garden, this peaceful space is ideal for children or guests Third Bedroom Perfect as a nursery, study, or home office Family Bathroom Complete with bath, electric shower, sink, toilet, and additional storage options This stunning home is move-in ready and presents a rare opportunity to join a friendly, well-connected neighbourhood. Whether you are starting a family or simply looking for more space, this property has it all. Book your viewing today and discover the charm of Cheney Road living. Property Type: Semi-detached Full selling price: £245000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 50% Share price: £122500.00 Monthly rent based on 50% share: £159.75 Remaining lease (In Years): 94 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £368.16 Council tax band: B EPC rating: E Measurement: Bedrooms, Bathrooms, and Living Room Possession of the property: Occupied

3

Bed Room(s)

1

Bath Room(s)

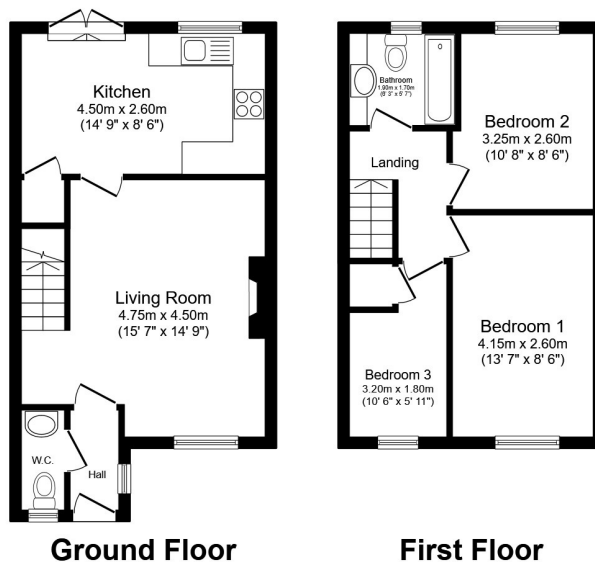
1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.





Total floor area 69.5 sq.m. (748 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

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