



property investment and management specialists

300 COLEMAN ROAD, LEICESTER, LE5 4LN  
OFFERS OVER £250,000







## **SUMMARY**

Nestled on the corner of Coleman Road in the highly sought-after Rowlands Hill, this delightful 2-bedroom end-of-terrace property presents an ideal opportunity for a first-time buyer. Situated on a corner plot, this home offers a unique advantage, providing ample space for potential expansion. With a host of features catering to modern living and a prime location close to essential amenities, this property is poised to become the perfect home for a new owner.

## **LAYOUT AND DESIGN:**

A spacious lounge diner and kitchen on the ground floor provide an inviting and versatile living space. Upstairs boasts two generously sized double bedrooms and a well-appointed family bathroom. Abundant storage options, including a pantry and built-in wardrobes in both bedrooms, ensure a clutter-free living environment.

## **OUTDOOR SPACE**



The property boasts well-maintained front and rear gardens, offering a perfect setting for outdoor relaxation and entertainment. Two outhouses provide additional storage options or potential for conversion. The large corner plot would make extending the property either via permitted development or STPP a breeze

**LOCATION AND ACCESSIBILITY:**

Set back from the main road, the property offers a quiet and private residential setting. A stone's throw from the General Hospital, the home provides convenient access to essential healthcare services. A green within the street enhances the tranquil atmosphere, providing a safe space for children to play.

**READY TO MAKE YOUR OWN:**

While the home is ready for new owners to make it their own, significant cost savings are already in place:

- Modern consumer unit
- Excellent condition double glazing
- Worcester Bosch combi boiler
- Double radiators
- UPVC doors

**OPPORTUNITY FOR VALUE ADDITION:**

The property offers the opportunity to add value through redecoration and modernization of the kitchen and bathroom.

**LOCAL AMENITIES:**

Excellent local amenities include proximity to Leicester General Hospital, education options for children at all stages, and places of worship for various faiths. Public transport links run throughout the day from the hospital, providing easy connectivity. For gardening enthusiasts, allotments are available nearby, and the area offers plenty of local walks and bike rides.

**RETAINED ORIGINAL FEATURES:**

The property retains several original features,







including the interior doors and a charming feature circle window, adding character and warmth to the home.

**RARE OPPORTUNITY WITH NO UPPER CHAIN:**

Offered with no upper chain, this freehold property presents a rare opportunity to enter the housing market in the highly popular Rowlatts Hill area. Homes in this area seldom come up for sale, especially at such an attractive price point. The added incentive of potential value addition and extension makes this property a unique and compelling proposition.

**CONCLUSION**

In summary, this end-of-terrace property combines charm, functionality, and the potential for personalization, making it an excellent choice for a first-time buyer seeking a home in the vibrant community of Rowlatts Hill. Act quickly to seize this rare opportunity to make this house your own.

**LOUNGE DINER**

18' 11" x 9' 1" (5.77m x 2.78m)

**KITCHEN**

8' 9" x 7' 3" (2.68m x 2.23m)

**MASTER BEDROOM**

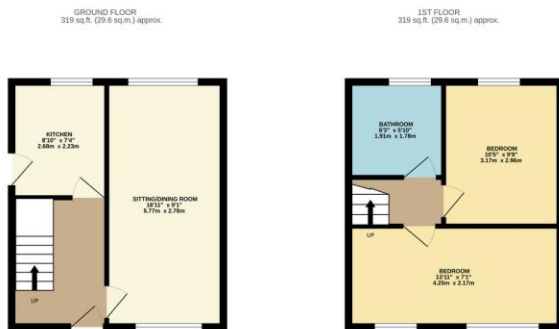
13' 11" x 7' 1" (4.25m x 2.17m)

**2ND BEDROOM**

9' 8" x 10' 4" (2.96m x 3.17m)

**BATHROOM**

5' 10" x 6' 3" (1.78m x 1.91m)



TOTAL FLOOR AREA: 637 sq.ft. (59.2 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the figures contained herein, measurements of floor, window, doors etc. are taken from an approximate and are not intended to be used for any legal or financial purposes. The actual area and specifications shown here are not intended and are for guidance only. Please refer to the actual floor plan and specifications for more details.

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