

## Guide Price £245,000

### Goodwood Road, Leicester, LE5



- Stylish three-bedroom home in the popular Rowlatts Hill area of Leicester
- Modern fitted kitchen with breakfast island and integrated appliances
- Bright and spacious reception and separate dining room for family living
- Contemporary bathroom with sleek dark tiling and full bathtub
- Neutral décor and quality flooring throughout all bedrooms and living areas
- Close to Leicester General Hospital, schools, shops, parks, and transport links

BM Estates is pleased to offer this well-presented three-bedroom mid-terrace home located in the heart of Rowlatts Hill, Leicester. This bright, modern, and inviting

property is ideal for families or first-time buyers, offering spacious accommodation and a contemporary finish throughout. The stylish fitted kitchen features light wood cabinetry, glossy black tiled splashbacks, integrated appliances, and a central island perfect for casual dining. Large windows and a rear door allow natural light to pour in, enhancing the sleek slate-effect flooring and open feel. Adjacent to the kitchen is a cosy dining area, ideal for family meals or entertaining.

The home benefits from one spacious reception room, finished with soft-toned walls, recessed lighting, and ample room for relaxing and socialising. Upstairs, the property boasts three bedrooms, each finished in a clean and contemporary style with neutral tones, wood or laminate flooring, and excellent natural light. The master bedroom features a striking green feature wall and tasteful decor, while the remaining rooms offer versatile layouts suitable for children's rooms, home offices, or guest accommodation. The family bathroom is modern and functional, with charcoal-toned tiling, a full bathtub with overhead shower, and elegant fixtures throughout.

Set within a quiet residential area, Goodwood Road is a well-regarded street in Leicester's eastern suburbs. The property benefits from close proximity to key amenities including local primary schools, shops, medical centres, and religious institutions. Leicester General Hospital is within walking distance, and the nearby Uppingham Road provides easy access to public transport links and direct routes into Leicester city centre. Green spaces such as Evington Park and Rowlatts Hill fields offer residents outdoor leisure opportunities within minutes of the doorstep. This is a fantastic opportunity to purchase a stylish and well-located home in one of Leicester's most connected and community-focused areas.

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## Front

Modern mid-terrace home with a clean white and dark-panelled façade, large windows, and a low-maintenance front garden with a paved path to the entrance.

## Entrance Hall

1.92m x 4.85m (6'4" x 15'11")

Bright and welcoming entrance hall with light wood-effect flooring, neutral décor, and carpeted stairs leading to the first floor, offering a clean and modern first impression.

## Reception 1

3.98m x 3.65m (13'1" x 11'12")

The reception room is spacious and stylishly presented with neutral walls, recessed ceiling lights, and light wood flooring, creating a warm and inviting atmosphere perfect for relaxing or entertaining.

## Kitchen and Diner

5.65m x 3.58m (18'6" x 11'9")

Modern open-plan kitchen and dining area featuring sleek black floor tiles, light wood cabinetry, integrated appliances, and large windows that fill the space with natural light—perfect for both everyday living and entertaining.

## Family Bathroom

2.41m x 1.75m (7'11" x 5'9")

Contemporary bathroom with dark feature tiling, a full-size bathtub with overhead shower, sleek white fittings, and a large window for natural light and ventilation.

## Bedroom 1

3.26m x 3.22m (10'8" x 10'7")

Bright and spacious bedroom with large windows, sleek grey flooring, built-in wardrobes, and a modern, minimalist finish ideal for restful living.

## Bedroom 2

3.23m x 3.17m (10'7" x 10'5")

Beautifully styled bedroom featuring a bold green accent wall, large window for natural light, wood flooring, and ample space for storage and relaxation.

## Bedroom 3

2.35m x 2.24m (7'9" x 7'4")

Bright and versatile bedroom with light grey flooring, a large window, and neutral tones—ideal for use as a home office, study, or guest room.

## Garden



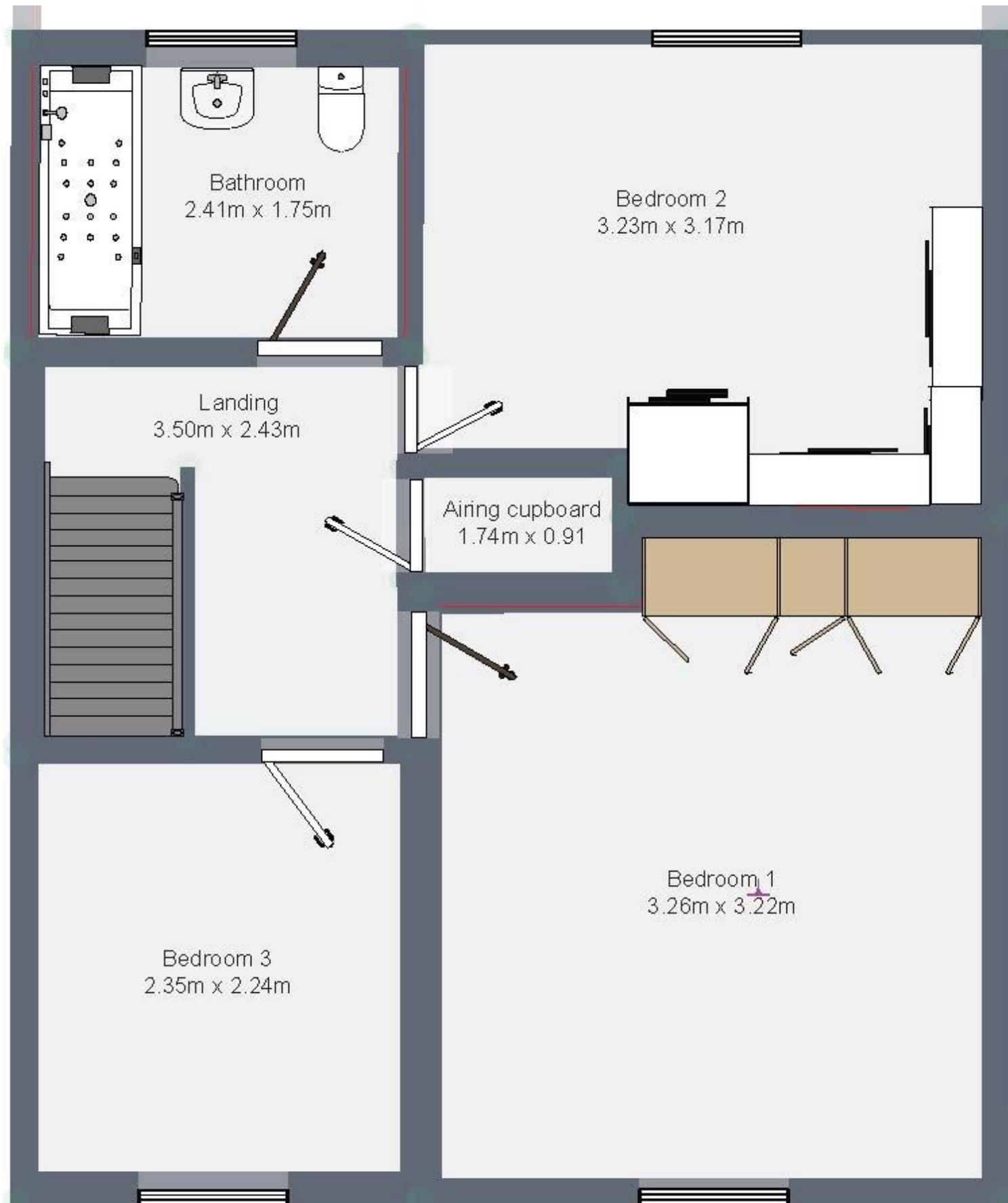












## Directions

Starting in Leicester City Centre, head east along Granby Street, then continue onto St George's Way (A594), following signs for the A47. Stay in the left-hand lane to merge onto St Matthews Way and then turn left onto Humberstone Road (A47). Continue straight along the A47 as it becomes Uppingham Road.

Proceed along Uppingham Road for approximately two miles, passing through the areas of Highfields and North Evington. After passing Crown Hills Community College on your right, look out for the turning on the right for Coleman Road.

Turn right onto Coleman Road, and follow it as it bends and continues southward. You'll pass Rowlatts Hill Health Centre and some local schools. Shortly after, turn left onto Goodwood Road, which runs east-west through the Rowlatts Hill area. The road is residential and stretches a fair distance, connecting to multiple side streets and green spaces.

## Location

Rowlatts Hill is a residential suburb located to the east of Leicester City Centre, within the LE5 postcode area. It sits just beyond the city's outer ring road (A563) and is bordered by neighbourhoods such as Evington, Crown Hills, Humberstone, and Thurnby Lodge. The area is approximately three miles from the heart of Leicester, making it a convenient location for residents who commute into the city or access its amenities. Though it lies outside the immediate city centre, Rowlatts Hill is well connected by road and has a strong local identity shaped by decades of community growth.

The road known as Goodwood Road runs through the heart of Rowlatts Hill and serves as one of its main residential arteries. It links Coleman Road in the west to Spencefield Lane in the east, forming a key route that passes through housing estates, schools, and community spaces. The road is predominantly residential, with a mix of semi-detached homes, terraced housing, and some newer developments built in the latter part of the 20th century. Side streets and cul-de-sacs feed off Goodwood Road, forming a network of quiet neighbourhoods set back from the main traffic.

It offers a relatively open suburban environment compared to the more densely packed inner-city areas. Trees line many of the streets, and green spaces are scattered throughout, offering residents a sense of openness and connection to nature. Nearby parks and footpaths make it a walkable and family-friendly location, with safe areas for children and community events.

Goodwood Road is also close to several important local landmarks and services. Leicester General Hospital, one of the city's key healthcare centres, is situated just off Coleman Road, within walking distance of Goodwood. Schools such as Rowlatts Mead Primary Academy and other nearby academies provide education for the area's many families. Local shops, places of worship, and community centres reflect the cultural and ethnic diversity of the residents, many of whom have roots in South Asia, Africa, and Eastern Europe. This diversity adds to the rich character of the area, visible in everything from cuisine and religious architecture to the languages spoken on the street.

The overall feel of Rowlatts Hill and Goodwood Road is that of a settled, vibrant, and self-sufficient suburb. While it maintains close links to Leicester's urban core, the neighbourhood itself has a distinct sense of community. It offers a quieter lifestyle within reach of the city, making it an attractive place for families, retirees, and professionals alike. The blend of affordability, accessibility, and cultural depth gives Rowlatts Hill its unique place in Leicester's social and geographic landscape.





#### VIEWING BY APPOINTMENT WITH AGENTS BM ESTATES

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