



## 8 Helmdon Road, Leicester, LE2 7AL

**Asking Price £240,000**

Step into elegance and space with this stunning multi-level residence.

Upon entry, you're welcomed by a stylish entrance hall that flows effortlessly into a beautifully appointed sitting area, perfect for relaxing or entertaining. The heart of the home is a spectacularly spacious open-plan kitchen and dining area, bathed in natural light and featuring French doors that open onto a private, enclosed rear garden.

Upstairs, the first floor boasts two generous double bedrooms and a family bathroom, cleverly designed with dual access — from the hallway and directly from one of the bedrooms, offering added convenience and privacy.

The second floor is a haven of comfort, offering two additional double bedrooms, each complete with its own en-suite bathroom, perfect for guests or growing families.

Crowning the home is the third floor, where you'll discover exclusive access to a rooftop terrace — your own private sanctuary in the sky, ideal for relaxing, entertaining, or simply soaking in the views.

With the potential for investors to convert this property into self contained studio flats.



**Lounge/Kitchen/Diner**  
16'0" x 32'8" (4.89 x 9.97)



**Bedroom 1**  
16'0" x 13'8" (4.89 x 4.19)



**Bedroom 2**  
16'0" x 10'2" (4.89 x 3.11)



**Bathroom**  
8'8" x 8'8" (2.66 x 2.66)



**Bedroom 3**  
16'0" x 9'9" (4.89 x 2.99)



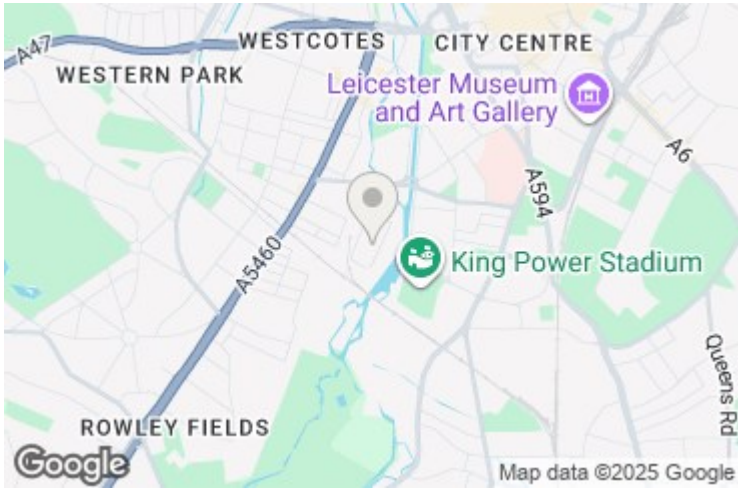
**En-Suite**  
6'0" x 7'2" (1.85 x 2.19)



**Bedroom 4**  
16'0" x 9'3" (4.89 x 2.84)

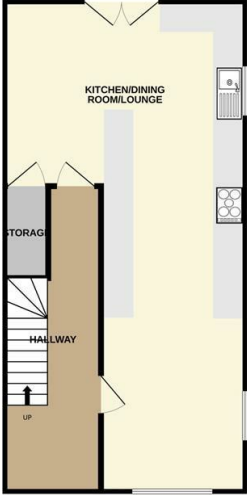


**Bathroom**  
8'8" x 6'4" (2.66 x 1.95)

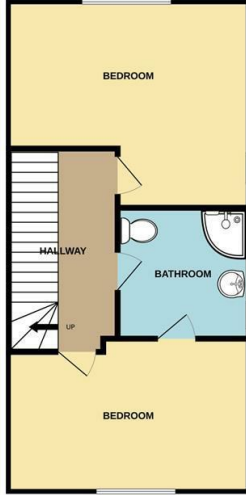




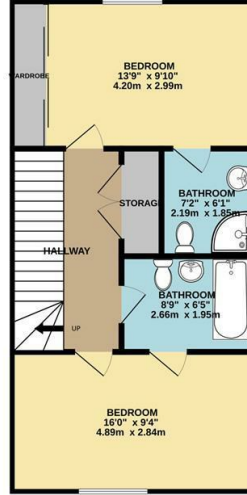
GROUND FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



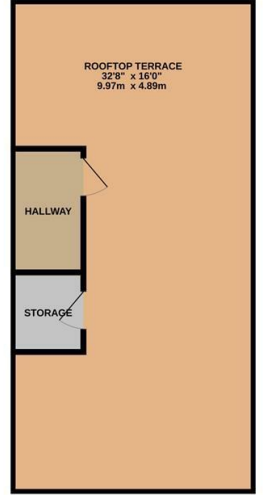
1ST FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



2ND FLOOR  
524 sq.ft. (48.7 sq.m.) approx.

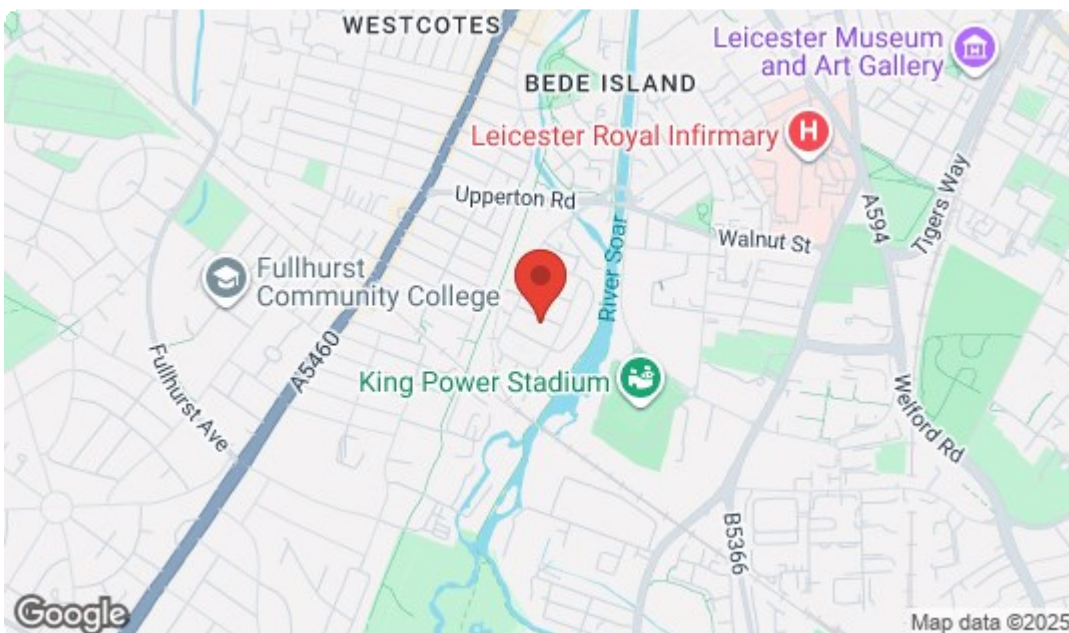


3RD FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 2097 sq.ft. (194.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not energy efficient - higher running costs                     |         |           |
| EU Directive 2002/91/EC   |         |           |
| England & Wales   |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| EU Directive 2002/91/EC   |         |           |
| England & Wales   |         |           |

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