



shepherd &
white

Bespoke Independent Local

A Wonderful Opportunity to
Create Your Ideal First Home

Two Bedrooms | Rear Garden |
No Upward Chain

"A home with character,
potential and the opportunity to
create something truly personal."



Hopefield Road, West End, LE3 2BJ

Buying a property isn't simply about today—it's about what tomorrow could look like.

This home offers the opportunity to add value, personalise every room and create a place that's entirely your own.

For buyers prepared to invest a little time and imagination, it represents excellent potential in a well-established location.

"The best homes aren't always the finished ones—they're the ones you can make your own."

Welcome

Every home has a story, and this one is ready for its next chapter.

Offering generous accommodation, a private rear garden and plenty of scope for improvement, this charming terrace presents an exciting opportunity for first-time buyers, investors or anyone looking to create a home tailored to their own style.

While the property would benefit from updating, its solid proportions and practical layout provide an excellent foundation for modern living.

Situated within easy reach of local amenities, transport links and everyday conveniences, it combines affordability with genuine long-term potential.

www.shepherdandwhite.co.uk

Comfortable Living

The reception rooms provide a welcoming and versatile living space, offering plenty of natural light and excellent proportions.

Whether creating a cosy lounge, an inviting dining room or an open-plan arrangement (subject to any necessary approvals), these rooms provide the flexibility to adapt to modern lifestyles while retaining the home's original character.

"Good homes aren't always perfect—they simply need the right owner."



Imagine The Possibilities



The kitchen presents a wonderful opportunity to design a space entirely around your own lifestyle.

Whether your vision is sleek and contemporary or warm and traditional, the existing layout offers an excellent starting point for creating the true heart of the home.

Simple improvements could transform this space into somewhere to cook, gather and entertain for years to come.

Space To Relax



The bedrooms offer comfortable accommodation with excellent natural light and generous proportions. Whether you're creating a peaceful principal bedroom, a guest room or a dedicated home office, the flexible layout allows the property to evolve with your needs.

The bathroom also offers scope for modernisation, giving future owners the opportunity to complete the home in their own style.

Outdoor Living

Beyond the house, the rear garden provides a private outdoor space with excellent potential.

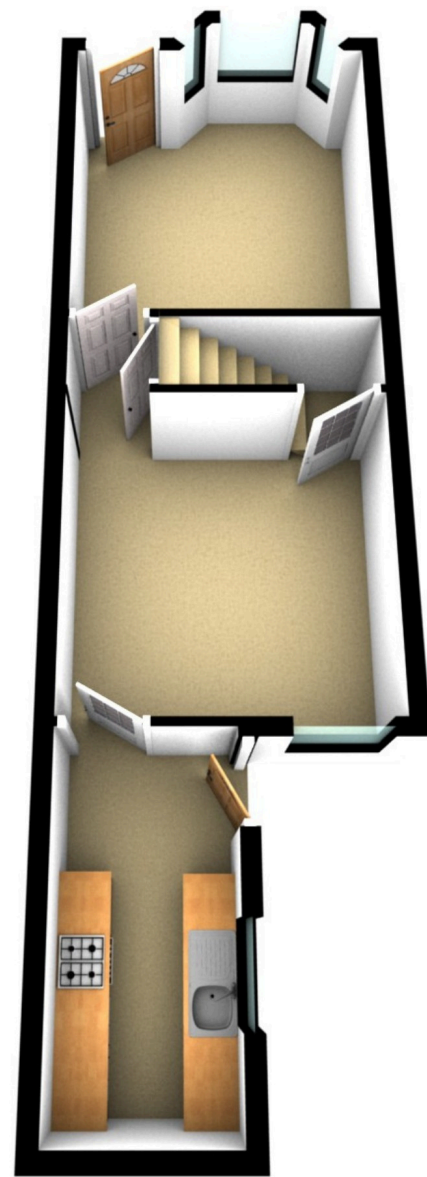
Whether you imagine summer barbecues, raised planting, a seating terrace or simply somewhere to unwind after work, the garden offers a blank canvas to create an enjoyable outdoor retreat.

Even modest improvements could make a significant difference to both everyday enjoyment and long-term value.

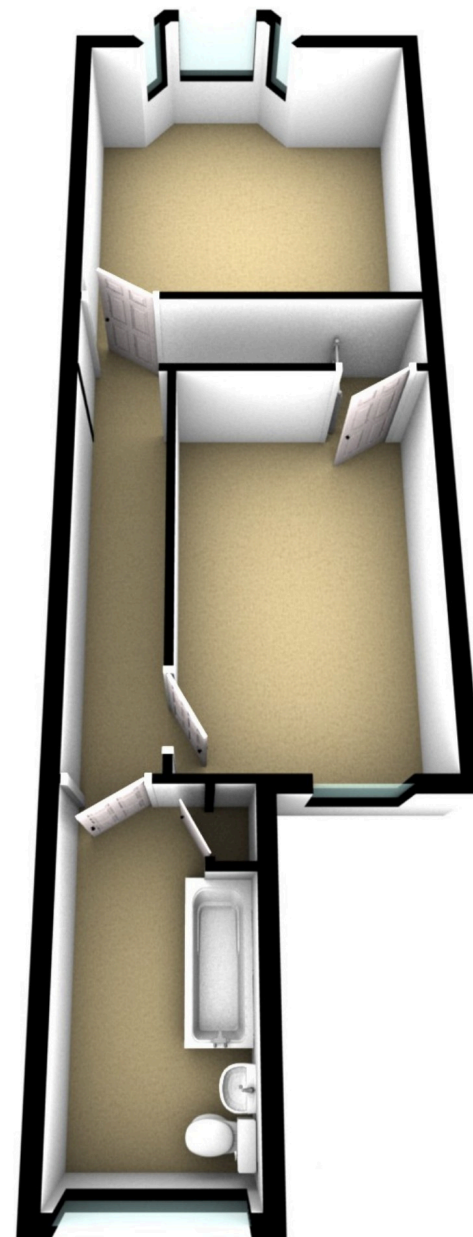


Well Planned Accommodation

Ground Floor



First Floor



The practical layout makes excellent use of the available space, providing comfortable accommodation across two floors.

Whether you're purchasing your first home or adding to an investment portfolio, the property offers an adaptable layout with exciting potential for enhancement.

Why The West End?

The West End continues to be one of Leicester's strongest performing rental locations.

Demand is supported by:

- Leicester Royal Infirmary
 - University of Leicester
 - De Montfort University
 - Leicester City Centre
- Narborough Road amenities
- Excellent bus and road connections
 - Young professional market
 - Graduate tenants
 - NHS employees

Capital Growth Opportunity

Properties requiring modernisation remain increasingly sought after by experienced investors seeking to improve value through refurbishment.

The combination of an established residential location, strong rental demand and opportunities for enhancement makes this an appealing long-term investment proposition.
Shepherd & White Insight

"Investment isn't simply about today's return—it's about recognising tomorrow's opportunity."

At Shepherd & White, we understand both owner-occupier and investment markets, enabling us to advise clients on refurbishment potential, tenant appeal and long-term market positioning.

Who negotiates your sale?

The person who knows your home best makes all the difference.



MOST ESTATE AGENCIES MANY HANDS. MANY HANDOVERS.



Valuer
Values your home



Negotiator
Shows buyers around



Sales Progressor
Chases the chain



Branch Manager
Oversees the sale



Call Centre
Handles your enquiries

Different people. Different priorities.
Information gets lost. Momentum slows.

AT SHEPHERD & WHITE ONE PERSON. ONE RELATIONSHIP.

One experienced estate agent.

- ✓ Values your home
- ✓ Markets it to the right buyers
- ✓ Negotiates the best price
- ✓ Manages the entire sale
- ✓ Sees it through to completion

The person who knows your home best never hands you over.



Stronger relationships
with buyers



Better negotiation
better results



Clear communication
every step of the way



Proactive progression
fewer fall-throughs



One home. One agent. Better representation.

At Shepherd & White, you'll deal with one dedicated expert from valuation through to completion—providing personal service, expert negotiation and proactive sales progression to achieve the best possible outcome for you.



Proudly serving Leicestershire
and the surrounding villages

Thinking of selling?

Let's talk about how we can help
you achieve the best result.



01530 231859



www.shepherdandwhite.co.uk

One Home. One Dedicated Agent.

www.shepherdandwhite.co.uk

Every property has a story to tell.

At Shepherd & White, we believe exceptional marketing begins with understanding what makes each home unique. Our bespoke brochures, professional photography and carefully crafted presentation are designed to showcase not only the property itself, but the lifestyle and opportunity it offers.

From initial valuation through to completion, you'll work with one dedicated property professional, ensuring consistent communication, expert advice and a truly personal service throughout your move.

Proudly Serving Leicestershire

Shepherd & White

01530 231859

sales@shepherdandwhite.co.uk

www.shepherdandwhite.co.uk



Notes

Anti-Money Laundering

In accordance with current Anti-Money Laundering Regulations, all prospective purchasers will be required to complete identity verification before a sale can proceed. This will include the provision of valid photographic identification and proof of address, together with information confirming the source of funds where applicable. Shepherd & White works in accordance with UK legislation to ensure compliance and to help facilitate a smooth transaction for all parties.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



shepherd
& white

Notes

Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Tenure

Freehold – Shepherd & White recommends that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Consumer Protection Legislation

These sales details have been written to conform to Consumer Protection Legislation.