

**Tichborne Street**  
**Highfields, Leicester, LE2 0NQ**

**Asking Price: £495,000**



**Oliver Rayns**  
ESTATE AGENTS







- Substantial Eight Bedroom Victorian Home
- Sought After Leicester Location
- Three Storeys With Basement
- Elegant Bay Window To Front
- Spacious Reception Rooms With Character
- Flexible Layout For Family Living
- Potential For HMO Conversion
- Generous Bedrooms With Period Proportions
- Mature Garden With Potential
- No Onward Chain Sale

A substantial Victorian eight-bedroom home on Tichborne Street, Leicester, offering spacious living over three floors plus basement, stunning bay-fronted windows, generous garden with huge potential, and flexibility as either a grand family home or possible HMO STPP.

This striking Victorian home on Tichborne Street, Leicester, offers an incredibly rare opportunity for buyers seeking a property with scale, character, and potential. Spanning three floors plus a basement and boasting eight bedrooms, this residence combines the grandeur of a bygone era with a wealth of possibilities for modern living. The handsome red-brick façade is immediately impressive, with tall bay windows to the front that flood the main reception spaces with natural light and highlight the home's period heritage. Stepping inside, you are greeted by a wide entrance hall with original features and a sense of proportion that only Victorian homes can deliver, leading to generously sized reception rooms perfect for both family living and entertaining.

The accommodation is arranged over multiple levels, providing versatility whether the property is to be enjoyed as a substantial family home or adapted into a House in Multiple Occupation (HMO), subject to the necessary consents. Each bedroom offers excellent proportions, with large windows, high ceilings, and plenty of scope for updating to suit individual needs. The reception spaces, including a bay-fronted living room and a further sitting and dining room, provide ample options for relaxation or communal living. The cellar adds further practicality, ideal for storage or potential conversion.

Externally, the rear garden is a true highlight and brimming with potential. A sizeable and mature space, it offers a blank canvas for landscaping, outdoor entertaining, or simply a private haven to unwind. Whether transformed into a family-friendly garden or stylishly redesigned for multiple residents, the outside space is a key feature that adds to the property's long-term appeal.

With its enviable proportions, wealth of character, and prime location close to Leicester city centre, this home is as well suited to those seeking a grand family residence as it is to investors looking to create a high-yield HMO. The sheer flexibility, together with its period charm and the opportunity to make it your own, makes this property a truly exciting prospect.













Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

## Oliver Rayns

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