



For Sale

Guide price £210,000

40 Woodborough Road, Leicester LE5 4LR

Perfect family home

Pantera Property are delighted to present this attractive two-bedroom semi-detached home to the market, ideally suited for first-time buyers, small families, or investors alike.

Situated in a popular residential area, this well-proportioned property offers comfortable and practical living space throughout. The accommodation comprises a bright and welcoming living room, a modern fitted kitchen, two generously sized bedrooms, and a contemporary family bathroom.

To the rear, the property boasts a spacious private garden — perfect for outdoor entertaining, gardening, or future extension potential (subject to planning). To the front elevation, the home benefits from off-street parking, adding convenience and ease for homeowners or visitors.

Located close to local amenities, schools, and excellent transport links, this charming home offers a fantastic opportunity to acquire a property with great potential in a sought-after area.

The property comprises:

Ground floor

- Hallway
- Reception room
- Kitchen Dining
- Hallway

First Floor

- Landing
- Bedroom
- Bathroom
- Bedroom



x2

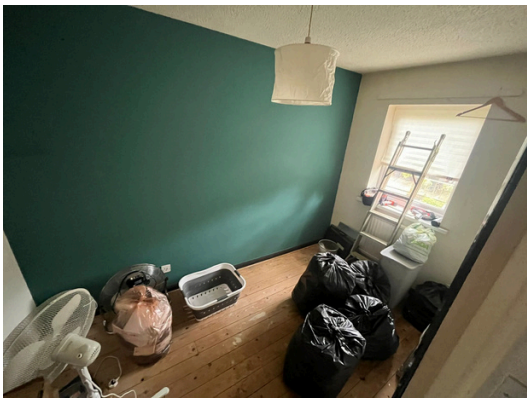


x1



x1

- Sold as seen
- No onward chain
- Off street parking
- Large Rear Garden
- Village location



Location

Located just over 2 miles east of Leicester city centre, LE5 4LR sits within the vibrant and diverse area of North Evington. This well-connected location offers excellent transport links, with Leicester Railway Station a short drive away, providing direct services to London, Birmingham, and beyond. Regular local bus routes and easy access to the A47 and A563 ring road ensure smooth travel throughout the city and surrounding areas. Residents benefit from a wide range of amenities nearby, including well-regarded schools, places of worship, supermarkets, medical centres, and green spaces such as Spinney Hill Park, making it a convenient and community-focused place to live.

Additional Information

Local Authority	Council tax: Band	Size:
Leicester City Council	B	748sq ft

Viewing

Please contact George at Pantera Property to arrange on 0330 118 6610.



Ground Floor

First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		