



Not for marketing purposes INTERNAL USE ONLY

Wood Hill
Leicester



Property Description

The property is situated in the attractive area of Spinney Hill, Leicester. The nearest major road is the A47, with great transport links. The area itself offers good local amenities including a range of local shops, parks, services, hospital highly regarded schools and a good choice of local eateries.

The property briefly comprises modern lounge room, open-plan kitchen/diner, conservatory and downstairs toilet on the ground floor. Two double bedrooms with a family bathroom on the first floor. The second floor comprises two further bedrooms.

The low maintenance rear garden having a lawn area and shed.

Ground Floor

Lounge Room

Having a carpet floor, radiator & window to the front

Kitchen/Diner

Open-plan space fitted with radiators, storage room, skylight, spotlights ceiling & access to the conservatory

Conservatory

Beautiful and bright space having a carpet floor, radiator & access to the garden

Downstairs Toilet

Having a wash hand basin, towel radiator, w/c & window to the side

First Floor

Bedroom 1

Having a carpet floor, radiator & window to the front

Bedroom 2

Having a carpet floor, radiator & window to the rear garden

Bathroom

Fitted with a bath with shower over, wash hand basin, towel radiator, w/c & window to the rear garden

Second Floor

Bedroom 3

Having a carpet floor, radiator & window to the rear garden

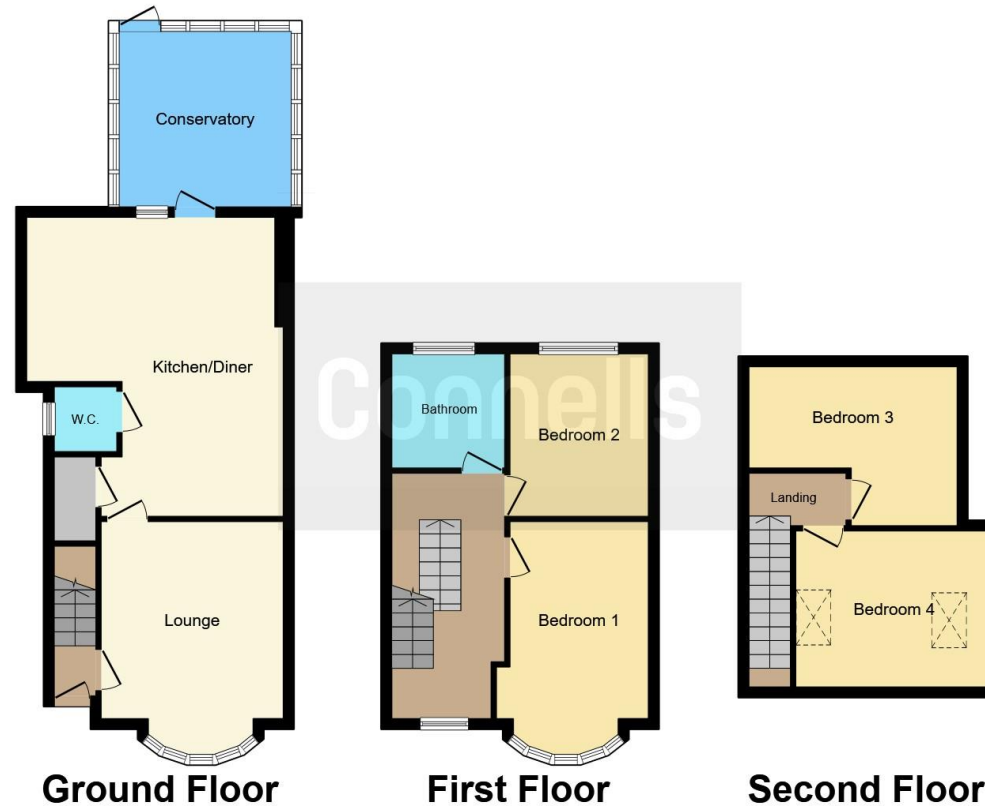
Bedroom 4

Having a carpet floor, radiator & roof windows









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

Tenure: Freehold

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