



**Connells**

Wolsey Island Way  
Leicester



## Property Description

Situated on the sought-after Wolsey Island development, this three-bedroom home offers modern interiors, a practical layout, and the perfect balance of city convenience and riverside tranquillity.

Ideal for professionals, first-time buyers, or investors, the property is ready to move into and enjoy.

Part of a modern, well-planned development set by the River Soar, offering scenic walks and green spaces nearby. Just a short distance to Leicester city centre, with its wide range of shops, restaurants, and cultural attractions. Excellent transport links via the A6, A46, and inner ring road, making commuting simple. Close to popular areas including Belgrave Road (Golden Mile) and Abbey Park. Great access to local amenities, supermarkets, and gyms. Convenient for both Leicester Railway Station and road links to the M1 and M69.

This is a fantastic opportunity to secure a modern riverside home in a highly convenient location, perfect for those who want to enjoy both city life and outdoor space.

### First Floor

#### Bedroom 1

#### Bedroom 2

#### Bedroom 3

### Bathroom

### Outside

There is an allocated parking space and an enclosed low maintenance rear garden with patio, small lawn and fenced and walled surround.

### Ground Floor

#### Lounge

#### Kitchen

#### Cloakroom









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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22-24 Halford Street  
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EPC Rating: C    Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/LTR325142](http://connells.co.uk/Property/LTR325142)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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