



Connells
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FOR SALE

Connells

Woodville Road
Leicester



Property Description

****Three-Bedroom Semi-Detached Home – Ideal Renovation Project****

Located on the sought-after Woodville Road in Leicester's popular LE3 area, this three-bedroom semi-detached property offers an exciting opportunity for buyers looking to create their perfect home. Requiring modernisation throughout, the property provides generous living space, a good-sized garden, and excellent potential for improvement and extension (subject to planning).

Woodville Road is well situated for local shops, cafés and everyday amenities, with straightforward access to Leicester city centre, major routes (A50, A47, Outer Ring Road) and nearby green spaces. The area is popular with professionals, families and students due to excellent transport links and proximity to reputable schools and universities.

Entrance Porch and Hallway

A welcoming entrance porch opens into a bright hallway, providing access to the main living areas and staircase to the first floor. This space offers a practical and inviting introduction to the home.

Living Room (Reception 1)

A bright and welcoming space featuring a large bay window that floods the room with natural light. The neutral décor creates a calm and versatile backdrop, while the central focal point—ideal for a fireplace or media wall—adds warmth and character. Perfect for relaxing evenings or entertaining guests, this room offers both comfort and style.

Dining Room (Reception 2)

An excellent second reception room, ideal for use as a formal dining area. Featuring French doors that open directly to the rear garden, this space is perfect for entertaining and family meals, with plenty of natural light enhancing the room.

Kitchen

Fitted with a range of wall and base units complemented by contrasting work surfaces, this kitchen offers space for a hob and appliances, along with a useful understairs pantry for additional storage. A window provides pleasant views over the rear garden, and the room opens through to a practical utility area.

Utility Area

A functional space requiring updates, offering excellent potential for improvement. Benefiting from direct access to the rear garden, this area is ideal for laundry facilities or additional storage.

Lean-To

A practical lean-to area providing additional storage or utility space, with direct access to the rear garden, ideal for everyday convenience and outdoor living.

WC

Conveniently located on the ground floor, this cloakroom includes a WC and wash hand basin, ideal for guests and everyday use.

First Floor Landing:

Access to three well-proportioned bedrooms and a family bathroom, with additional loft access providing useful storage.

Bedroom One

A comfortable double bedroom positioned at the rear of the property, featuring fitted wardrobes for convenient storage and enjoying pleasant views over the garden.

Bedroom Two

A spacious double bedroom positioned at the front of the property, enhanced by a beautiful bay window that floods the room with natural light. This bright and airy space offers ample room for furnishings and creates a welcoming retreat.

Bedroom Three

A cosy single bedroom positioned at the front of the property, enjoying plenty of natural light through the window. Ideal as a child's room, guest space, or home office, with neutral décor offering a blank canvas for personal touches.

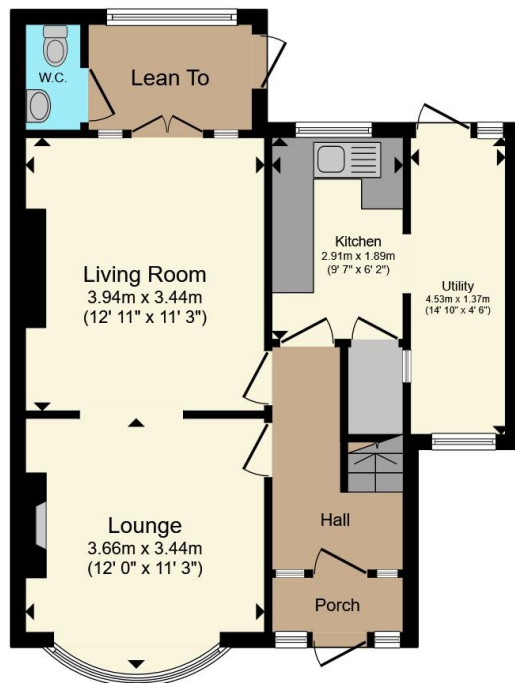
Family Bathroom

Located to the rear aspect of the home, the bathroom comprises a panelled bath with shower over, WC, and wash hand basin. A practical space offering scope for modernisation to suit your style.

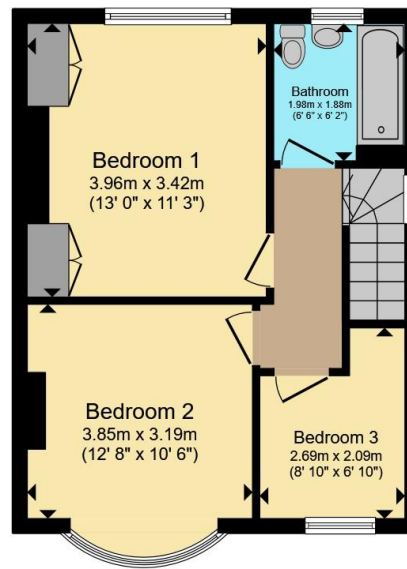




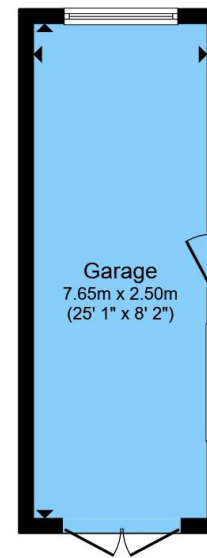




Ground Floor



First Floor



Garage

Total floor area 108.9 m² (1,172 sq.ft.) approx

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.propertybox.io

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

Tenure: Freehold

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