



**Connells**

Woodborough Road  
Leicester



## Property Description

Charming Family Home in Popular East Leicester Location

Welcome to this well-presented semi-detached house nestled on Woodborough Road, offering comfortable and convenient lifestyle in the much sought after LE5 area.

This home benefits from being within easy reach of local shops, eateries and good schools. The area is well connected for commuting into the city centre and beyond. Perfect for families or professionals looking to establish themselves in a vibrant and accessible part of Leicester. With generous accommodation, outdoor space and a strong local community feel, it offers a warm and welcoming setting.

The property in brief comprises of a spacious lounge, kitchen/diner, three good sized bedrooms, neat and well-appointed family bathroom and private rear garden.

To arrange a viewing or for further information, please contact Connells Estate Agents on 0116 2620022.

## Entrance Hall

4' 1" x 12' 7" ( 1.24m x 3.84m )

A welcoming entrance hall providing access to the main ground floor rooms. The space features a bright and airy feel with neutral decor and practical flooring



## Living Room

11' 1" x 15' 6" ( 3.38m x 4.72m )

A bright and spacious living room, double glazed window overlooking the front, featuring fireplace surround, radiator and laminate flooring

## Kitchen/Diner

8' 8" x 15' 6" ( 2.64m x 4.72m )

The kitchen area is fitted with a range of wall and base units, ample worktop space and room for appliances. The adjoining dining space provides plenty of room for a family table, radiator and double glazed window and door to the rear

## First Floor Landing

### Bedroom One

14' 3" x 11' 2" ( 4.34m x 3.40m )

Having double glazed window to the front, radiator, carpet flooring and built in mirrored wardrobe

### Bedroom Two

9' 5" x 9' 2" ( 2.87m x 2.79m )

A comfortable double bedroom, well-lit by a double glazed window overlooking the front, laminate flooring and radiator

### Bedroom Three

8' 10" x 6' 4" ( 2.69m x 1.93m )

A practical single bedroom, bright and airy with a rear facing double glazed window, radiator and laminate flooring

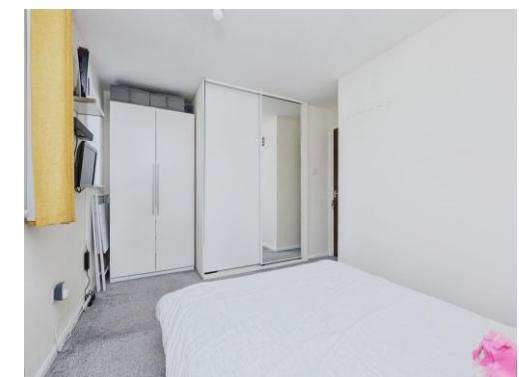
## Shower Room

6' 10" x 8' 3" ( 2.08m x 2.51m )

A modern and well appointed shower room featuring shower cubicle, low level WC and wash hand basin, fully tiled walls and obscure double glazed window

## Outside

The property benefits from a private enclosed rear garden, offering a lawned area with space for seating and wooden fencing allowing privacy. To the front, there is off road parking and a low maintenance frontage









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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EPC Rating: C    Council Tax  
 Band: C

Tenure: Freehold

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