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FOR SALE

Connells

Woburn Close
Leicester



Property Description

Eyres Monsell is located in the South West corner of Leicester. This sought after location boasts two primary schools, a selection of shops and takeaways, two large parks with play and gym equipment, churches and doctors surgeries, public house and is served by regular bus links to the city centre and has everything you need for convenient living.

This three bedroom property is being offered to the market with no onward chain. The property is located in the sought after location of LE2 9 close to local amenities including motorway links and fosse park. Viewing is highly recommended to appreciate the space this property has to offer.

Entrance Porch

With a double glazed door and window to the front of the property and door through to the hallway.

Hallway

With a door from the porch and stairs rising to the first floor.

Lounge

16' 7" x 12' 11" (5.05m x 3.94m)

With a double glazed window to the front of the property, electric fireplace, tv point and understairs storage.

Kitchen

15' 11" x 6' 10" (4.85m x 2.08m)

Fitted with wall and base units, work surfaces housing the sink drainer, tiled walls, electric oven, gas hob with cooker hood over, two double glazed window to the rear of the property and door leading out to the rear garden.



First Floor Landing

With stairs rising from the hallway.

Bedroom One

12' 4" x 10' 8" (3.76m x 3.25m)

With a double glazed window to the front of the property and built in cupboard.

Bedroom Two

12' 4" x 9' (3.76m x 2.74m)

With a double glazed window to the front of the property and built in cupboard.

Bedroom Three

8' 4" x 8' 1" (2.54m x 2.46m)

With a double glazed window to the rear of the property and built in cupboard housing the water tank.

Wet Room

There is a shower, wash hand basin, wc, tiled walls and double glazed window to the rear of the property.

Outside

At the front of the property there is a lawn and shrub borders and a path to the front door.

There is a shared alleyway which leads to the rear garden. The rear garden has a patio area, lawn, pond, shed, outbuilding and fenced borders.









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

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EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/BLA309471



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