

for sale

**£310,000** Freehold



## Plot 166 Whitton, Willowbrook Rise, Leicester Road, Countesthorpe, Leicester LE8 5QU

The bright lounge shares the ground floor with a downstairs WC and a bright kitchen where french doors add special appeal to the dining area. The family bathroom shares the first floor with three bedrooms, including a superb en-suite principal bedroom with a walk-in cupboard.

Residential Sales & Lettings | Mortgage Services |  
Conveyancing | Surveyors | Land & New Homes

# Property Details

## Willowbrook Rise

Willowbrook Rise is just 20 minutes’ drive from Leicester and 15 minutes from the M1 and the M69.

Nottingham, Derby and Coventry can all be reached in around three-quarters of an hour, and central Birmingham in a little over an hour. Frequent bus services, stopping beside the development,

link the village with Blaby, Aylestone and Leicester City Centre in one direction, and South Wigston in the other. Trains from South Wigston, less than ten minutes away by bus, run approximately once an hour between Leicester and Birmingham, reaching Birmingham New Street in 50 minutes. There

are less frequent direct services to Worcester, Cheltenham Spa.

## Entrance Hall

With a dor to the front of the property, stairs rising to the first floor and under stairs cupboard.

## Downstairs W.C.

With a window to the front of the property.

## Lounge 15' 6" x 9' 9" ( 4.72m x 2.97m )

With a window to the front of the property.

## Kitchen/Dining Room:

## Kitchen Area 11' 6" x 9' 5" ( 3.51m x 2.87m )

With a window to the rear of the property.

## Dining Area 11' 6" x 7' 9" ( 3.51m x 2.36m )

With French doors to the rear of the property.

## First Floor Landing

With stairs rising from the hallway.

## Bedroom One 12' 1" x 10' 7" ( 3.68m x 3.23m )

With a window to the front of the property, storage cupboard and access to the en-suite.

## En-Suite

With a window to the front of the property.

## Bedroom Two 9' 10" x 8' 1" ( 3.00m x 2.46m )

With a window to the reawr of the property.

## Bedroom Three 11' 6" x 7' 1" ( 3.51m x 2.16m )

With a window to the rear of the property.

## Bathroom

## Disclaimer

Photography/CGI represents typical Miller Homes’ interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the ‘Important Notice’ section at the back of this brochure for more information.

To view this property please contact Connells on

**T 0116 247 7477**  
**E [blaby@connells.co.uk](mailto:blaby@connells.co.uk)**

8-10 Leicester Road BLABY  
LEICESTER LE8 4GQ

Property Ref: BLA309677 - 0002

Tenure:Freehold EPC Rating: Exempt

---

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)