



Woodland Drive, Leicester LE3 3EB

welcome to

Woodland Drive, Leicester

NO CHAIN - A prime location with good access to the M1 and M69. This refurbished Semi-Detached home features three double bedrooms, Bathroom and Shower Room, as well as a Utility Room with extra room for washing clothes. Off Road Parking/Driveway and a lovely rear garden



Lounge

12' 7" x 12' 4" (3.84m x 3.76m)

A good sized lounge with a double glazed window towards the rear of the property, a feature log burner and laminate flooring

Kitchen/Diner

18' 9" x 10' 3" (5.71m x 3.12m)

With an integrated oven and hob, double glazed window towards the rear of the property, work surfaces with tiling to splashbacks, sink drainer and a range of wall and base units. There is a door which leads towards the utility area

Utility Area

10' 4" x 6' 5" (3.15m x 1.96m)

With plumbing for washing machine, wall and base cupboards and a door to side with access towards the downstairs bathroom

Bathroom

A downstairs bathroom with a wash hand basin, WC and a bath

Bedroom 1

12' 8" x 11' (3.86m x 3.35m)

A double bedroom a radiator and two double glazed windows towards the rear of the property

Bedroom 2

10' 3" x 8' (3.12m x 2.44m)

A double bedroom with a double glazed window to the rear, a radiator and fitted wardrobes

Bedroom 3

9' 8" x 7' 2" (2.95m x 2.18m)

A double bedroom with a radiator and a double glazed window towards the front of the property

Shower Room

With a wash hand basin with vanity unit, shower cubicle, WC and underfloor heating

Outside

To the front of the property there is a lawned area and Off road parking. Towards the rear of the property the garden has a paved patio area, water feature, planted beds, mature shrubs and a lawn



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welcome to

Woodland Drive, Leicester

- 3 Double Bedrooms
- Front & Rear Garden
- Downstairs Bathroom
- Off Road Parking
- Utility Storage

Tenure: Freehold EPC Rating: E

offers over

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LHS119084 - 0008

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