



Woodshawe Rise, Leicester LE3 1RL

welcome to

Woodshawe Rise, Leicester

Charming three bedroom mid terraced home in Leicester, ideal for first time buyers and families. Features a cosy lounge, well equipped kitchen, spacious bedrooms and a large rear garden. Conveniently located near amenities and travel links, with a driveway and electric car charger.



Entrance Hall

Door to the front.

Lounge

15' 6" x 12' 5" (4.72m x 3.78m)

Window to the front, wood burner, fitted shelving and radiator.

Kitchen

12' 5" x 7' 10" (3.78m x 2.39m)

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated oven and hob. Window to the rear.

Bathroom

Window to the rear, bath, WC, hand wash basin and towel rail.

Utility/Storage Area

Accessed from the kitchen and with a door to the side.

First Floor Landing

With loft access.

Bedroom One

10' 6" x 15' 4" (3.20m x 4.67m)

Window to the front, walk in wardrobe and radiator.

Bedroom Two

13' x 9' (3.96m x 2.74m)

Window to the rear, radiator and integrated cupboard housing the boiler.

Bedroom Three

9' 11" x 8' 2" (3.02m x 2.49m)

Window to the rear and radiator.

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Window to the rear, WC, hand wash basin and radiator.

Front & Rear Of The Property

To the front of the property is a driveway providing off road parking. To the rear of the property is a private garden laid to lawn with a patio area and fenced boundaries.

Agents Note

The property benefits from having a 7kw electric car charging point on the front of the property and has a fitted burglar alarm.



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Woodshawe Rise, Leicester

- Three Spacious Bedrooms
- Driveway with Charger
- Large Enclosed Garden
- Close to Amenities
- Convenient Travel Links

Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers over

£220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LHS119939 - 0005

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