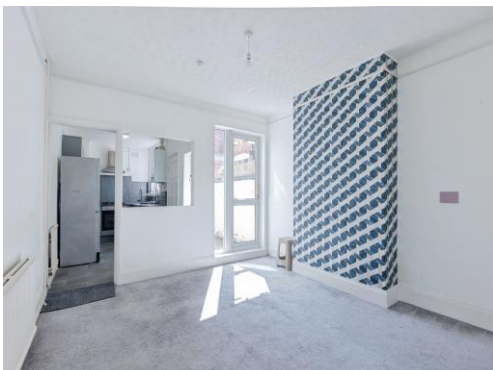




Connells

Wilberforce Road  
Leicester



## Property Description

A well-presented two-bedroom mid-terrace home situated in the ever-popular Newfoundpool area of Leicester, offering excellent access to local amenities, schools, transport links and Leicester City Centre. This property is ideal for first-time buyers, families, or investors seeking a strong rental location.

The property opens into a bright front reception room, perfect as a lounge or family space. A second rear reception room provides flexibility for dining or a home office. The modern fitted kitchen offers ample storage and worktop space, leading to a ground-floor WC.

Upstairs features two generous bedrooms, all neutrally decorated and ready to move into. The layout suits families, sharers or those wanting a guest room or workspace.

To the rear is a private, enclosed garden, ideal for outdoor seating, children's play or low-maintenance enjoyment.

Early viewing is highly recommended to appreciate the full potential of this well-kept property.

## Lounge

A bright and welcoming front reception room featuring a large window that allows plenty of natural light to flow in. With its generous floor space and neutral décor, it offers a comfortable setting for everyday living and

provides an ideal area for relaxing or entertaining.

## Dining Room

The dining room offers a generous and versatile second reception space. Its neutral décor and open layout make it ideal for family meals, entertaining guests or creating a multi-use area such as a study or playroom. The room flows naturally towards the kitchen, enhancing the practicality of the ground-floor layout.

## Kitchen

Fitted with a range of modern units and ample worktop space, offering a practical and well-organised area for cooking and daily use. Its layout provides easy access to the dining room and rear garden, making it a functional hub of the home.

## Ground Floor Wc

The property benefits from a convenient ground-floor WC, ideal for family use and visiting guests.

## First Floor Landing

## Bedroom One

A spacious and bright double room positioned at the front of the property. The large window allows plenty of natural light to fill the space,

while the neutral décor provides a calm and versatile setting.

## Bedroom Two

A well-proportioned double room positioned at the rear of the property. It benefits from a peaceful outlook over the garden and offers ample space for bedroom furniture. The room is suitable for use as a guest room or home office.

## Bathroom

The bathroom is finished in a clean, modern style, offering a bright and practical space for everyday use. It features a contemporary white three-piece suite comprising a panelled bathtub with overhead shower, a washbasin with mixer tap, and a low-flush WC. Neutral wall tiling provides a fresh backdrop, while the frosted rear window allows natural light to fill the room without compromising privacy.

## Outside

To the rear, you'll find a private, enclosed garden—an ideal space for relaxing or outdoor dining. The garden is mainly laid to patio/hardstanding for easy upkeep, with fenced boundaries providing good levels of privacy. There is ample room for potted plants, seating, or further landscaping to suit personal taste. There is also a shed which is ideal for use as additional storage









Total floor area 82.3 m<sup>2</sup> (886 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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EPC Rating: C Council Tax  
 Band: A

Tenure: Freehold

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