



Connells

Woodstock Road
LEICESTER



Property Description

Well-Presented Home in a Popular Residential Location – Woodstock Road, LE4

Situated in a sought-after and well-established residential area of Leicester, this attractive property on Woodstock Road offers an excellent opportunity for first-time buyers, growing families, or buy-to-let investors alike.

The accommodation is well-proportioned and thoughtfully laid out, comprising a welcoming entrance hallway, a spacious and light-filled lounge ideal for relaxing or entertaining, and a fitted kitchen/diner providing ample storage and workspace.

Externally, the home benefits from a private rear garden, perfect for outdoor enjoyment during the warmer months, along with on-street parking to the front.

Woodstock Road is conveniently located within easy reach of local amenities, schools, shops, and transport links, making it a practical and desirable place to live. Leicester city centre is just a short drive away, offering further shopping, dining, and leisure facilities.

Entrance Hall

The property is accessed via a welcoming entrance hall, setting the tone for the rest of the home. The hallway offers a bright and practical space with neutral décor, providing access to the main living areas and staircase to the first floor.

Lounge

A bright and spacious reception room, offering a comfortable and versatile living space ideal for both relaxing and entertaining. A large window allows plenty of natural light to fill the room, creating a warm and inviting atmosphere. Finished in neutral tones, the space is well-presented throughout and provides ample room for a range of furniture arrangements, making it perfect for modern family living.

Kitchen

Fitted with a range of modern wall and base units, offering ample storage and worktop space. Designed with both practicality and style in mind, the room provides space for essential appliances and benefits from plenty of natural light with views overlooking the rear garden

Conservatory/Dining Room

Provides a versatile and light-filled space, ideal for both everyday dining and entertaining. Surrounded by windows, the room enjoys an abundance of natural light while offering pleasant views over the rear garden. With ample space for a dining table and seating area, this room creates a seamless connection between the indoor living space and the outdoors, making it perfect for family gatherings or relaxing throughout the year.

First Floor Landing

Bedroom One

A generously sized double room, offering a comfortable retreat. The space benefits from ample natural light, creating a bright and airy atmosphere. Well-presented throughout, the room provides plenty of space for bedroom furniture, including wardrobes and additional storage, making it both practical and inviting.

Bedroom Two

A well-proportioned room, ideal as a guest bedroom, children's room, or home office. The space benefits from good natural light, creating a bright and welcoming atmosphere. With ample room for essential bedroom furnishings, the room offers flexibility to suit a variety of needs.

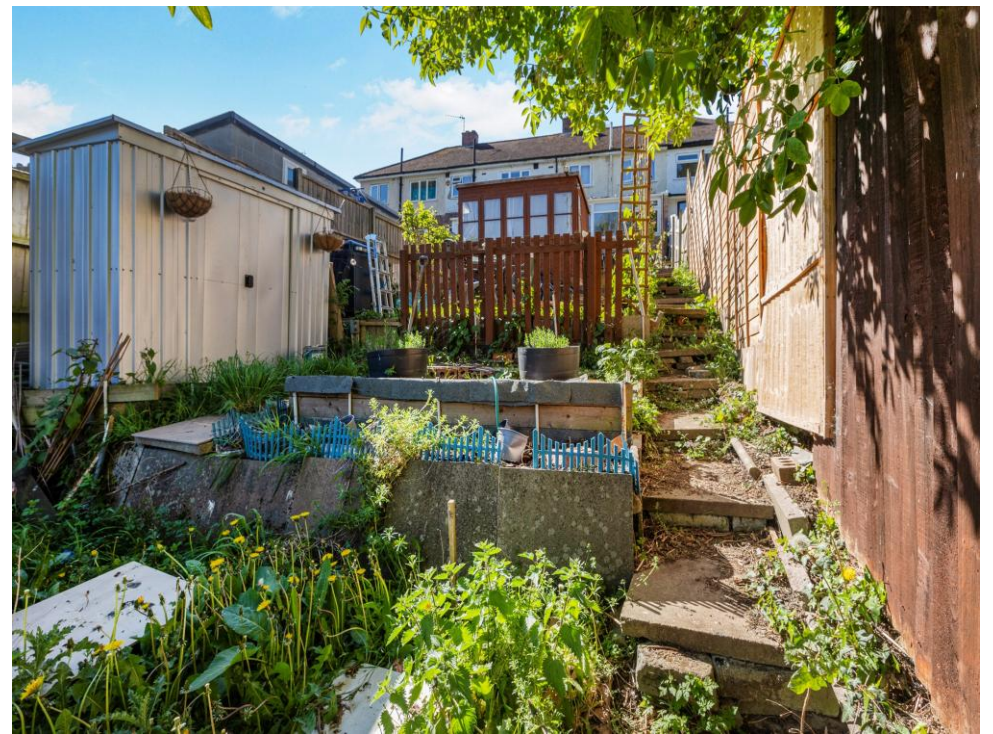
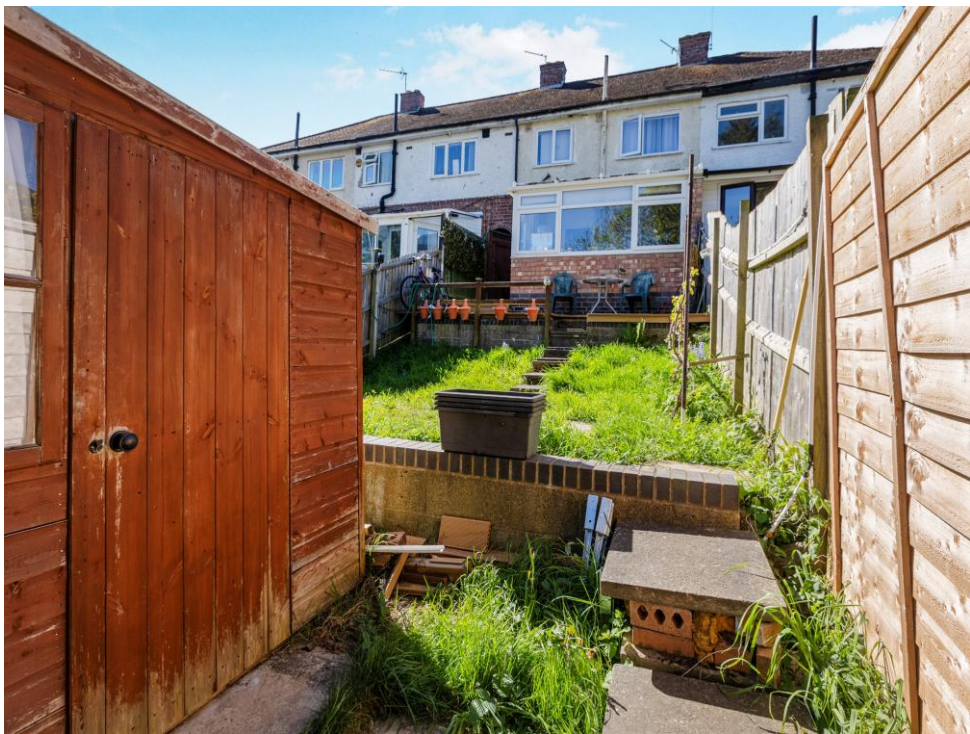
Bathroom

Fitted with a three piece suite comprising panelled bath with overhead shower, low level WC and wash hand basin

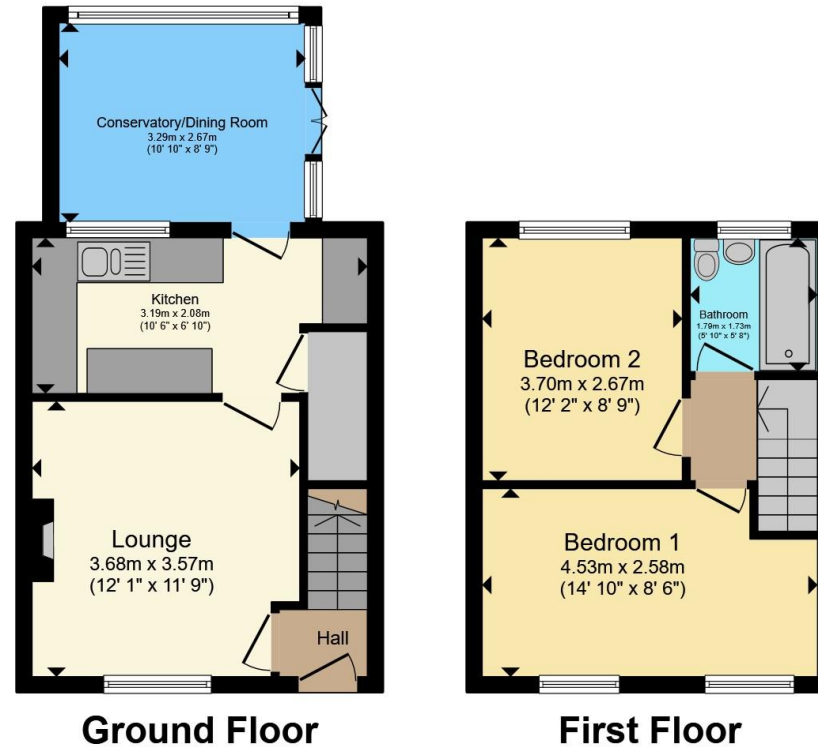
Outside

Externally, the property benefits from a well-maintained rear garden, offering a private outdoor space ideal for relaxing, entertaining, or family use. The garden is mainly laid to lawn with a patio area, perfect for outdoor seating and summer gatherings.









Total floor area 61.8 m² (666 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



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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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