



Maplewell Road, Woodhouse Eaves, Charnwood

Offers Over £300,000





A fantastic opportunity to acquire a CHAIN FREE three-bedroom semi-detached home on Maplewell Road in the highly desirable village of Woodhouse Eaves. Having been a much-loved home for many years, the property now offers excellent potential for modernisation and personalisation. With generous living space, a sizeable rear garden and a sought-after location, this is an ideal project for those looking to create their dream home.



Approaching the property, you are greeted by a generous driveway providing ample off-road parking, framed by mature planting and established greenery that hints at the home's potential. The frontage offers a sense of privacy and space, with a lawned garden and characterful setting that immediately sets the tone. Leading up to the house, the property presents an exciting opportunity for transformation, with clear scope to enhance both kerb appeal and functionality, creating a truly special home from the outset.

The property is entered via a welcoming hallway, offering access to the ground floor accommodation and providing scope to incorporate useful under-stairs storage without compromising space.

Positioned at the front of the property, the main living room is a spacious and bright reception area, offering plenty of room for comfortable seating and everyday living.

Located to the rear, the second reception room overlooks the garden and provides an excellent space for dining or additional living. With pleasant views and natural light, it offers versatility for modern family life.

The kitchen is a well-sized space with ample potential for reconfiguration or upgrading.





With direct access to the garden, it provides a practical layout with scope to create a modern open-plan kitchen diner, subject to requirements.

Upstairs; A generous double bedroom positioned to the front, offering ample space for freestanding furniture and the potential for fitted wardrobes. A second spacious double bedroom overlooking the rear garden, again offering excellent proportions and flexibility for storage solutions. A versatile single bedroom, ideal for use as a nursery, home office, study or snug depending on individual needs.

A particularly spacious bathroom, offering excellent scope for redesign and the opportunity to incorporate additional storage or upgraded fittings.





No. 94  
Maplewell Road



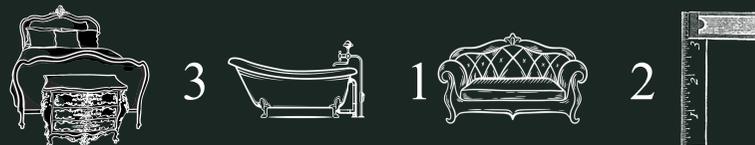
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Plot outline is for illustrative purposes only. Purchasers should rely solely on the official Land Registry Title.

The rear garden is a standout feature of the property, offering a generous and well-proportioned outdoor space. A patio area provides the perfect spot for seating and entertaining, while a large lawned section offers plenty of room for families or keen gardeners. The garden also benefits from an outdoor storage space, adding further practicality.

# How to find Maplewell Road, Woodhouse Eaves,

Maplewell Road is situated in the highly sought-after village of Woodhouse Eaves, nestled on the edge of Charnwood Forest. The village is renowned for its charm, offering a selection of local pubs, cafés, shops and well-regarded schooling, all within easy reach. Surrounded by beautiful countryside and scenic walking routes, the area is perfect for those who enjoy outdoor living, while still providing convenient access to nearby centres including Loughborough and Leicester. Woodhouse Eaves offers a rare blend of village lifestyle and accessibility, making it a consistently desirable place to live.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC