



51 Woodnewton Drive, Leicester, LE5 6NN

Offers Over **£420,000**



Part of

**SHELDON
BOSLEY**
KNIGHT

LAND AND
PROPERTY
PROFESSIONALS



51 Woodnewton Drive

Leicester

Kitchen Recently Renovated | Bathroom Recently Renovated | South Facing Garden | Electric Central Heating | Approx. Total Floor Area: 66 Sq. M. | EPC Rating: EPC To Follow (expired)

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

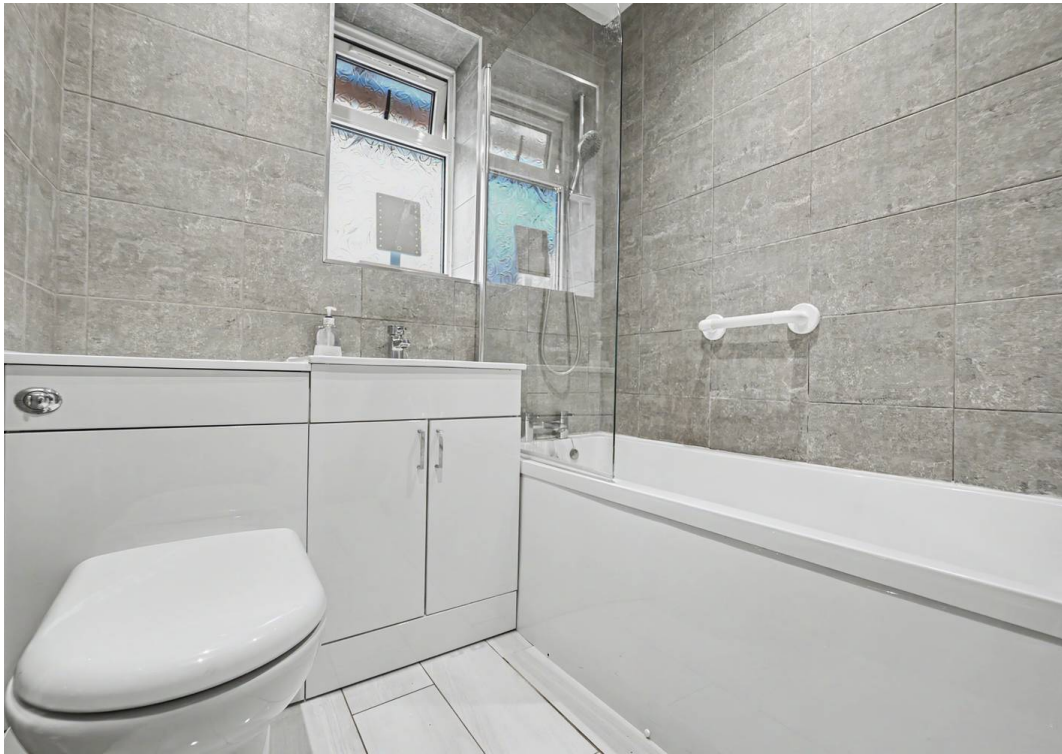
EPC Environmental Impact Rating:

- Extended Detached four-bedroom bungalow
- Well-established residential location in Leicester
- Potential for further enhancement and personalisation
- 2 Bathrooms
- Single-storey side and rear extension previously approved
- Excellent opportunity for buyers seeking single-level living
- Convenient access to local amenities and everyday facilities
- Well-connected location with local bus services nearby
- Leicester city centre approximately 4.5 km away
- Within close proximity to schools & local amenities

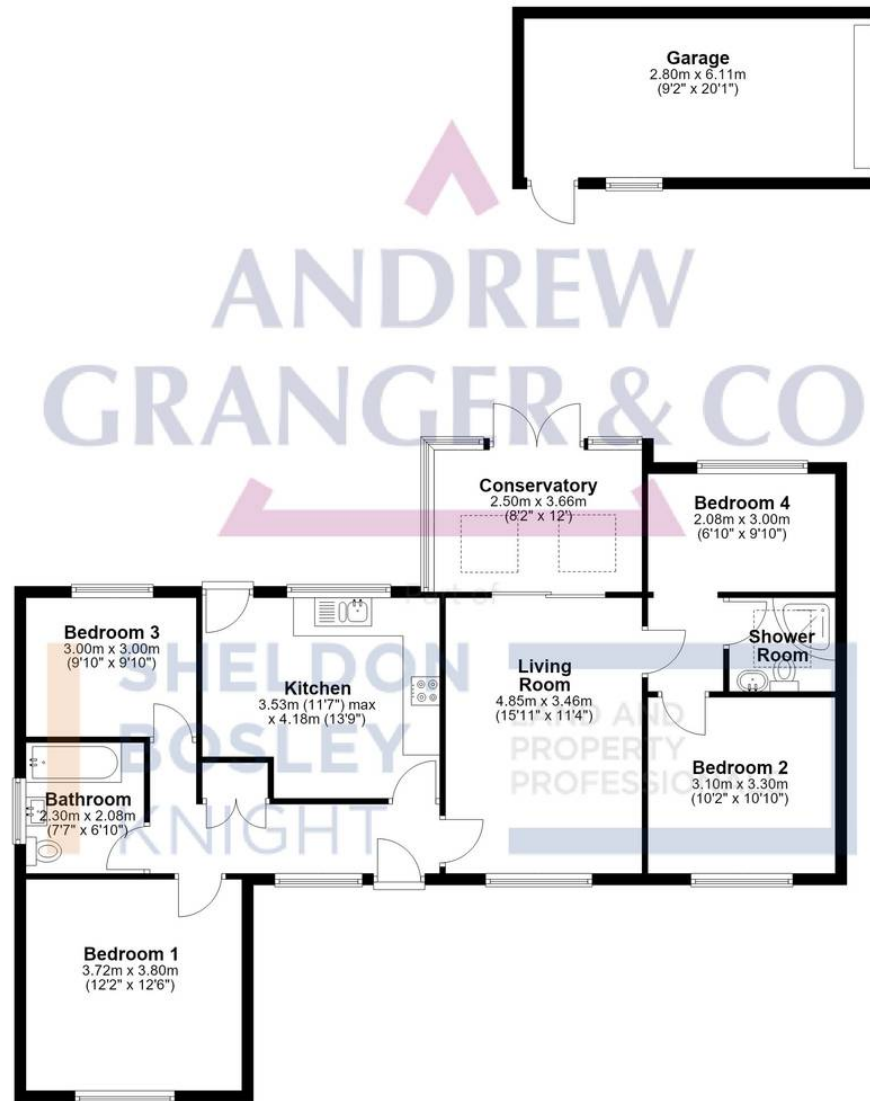








Ground Floor
Approx. 123.4 sq. metres (1327.9 sq. feet)



Total area: approx. 123.4 sq. metres (1327.9 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.

Andrew Granger & Co (Part Of Sheldon Bosley Knight)

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Disclaimer:

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.