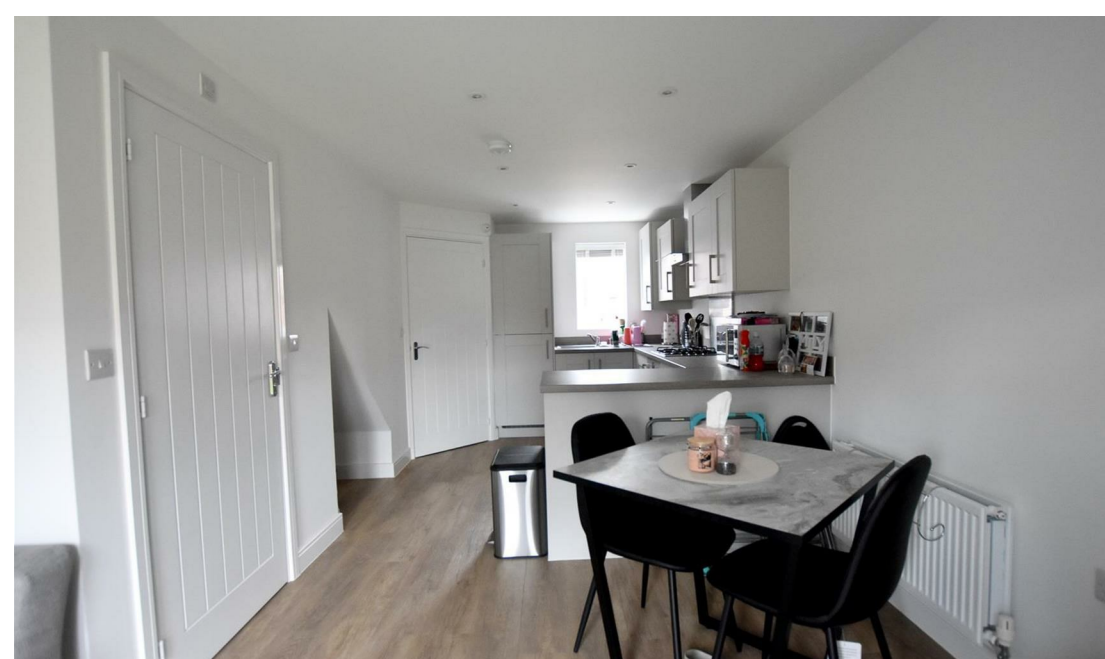




Woodington Drive,, Stonebow Village,
Leicester

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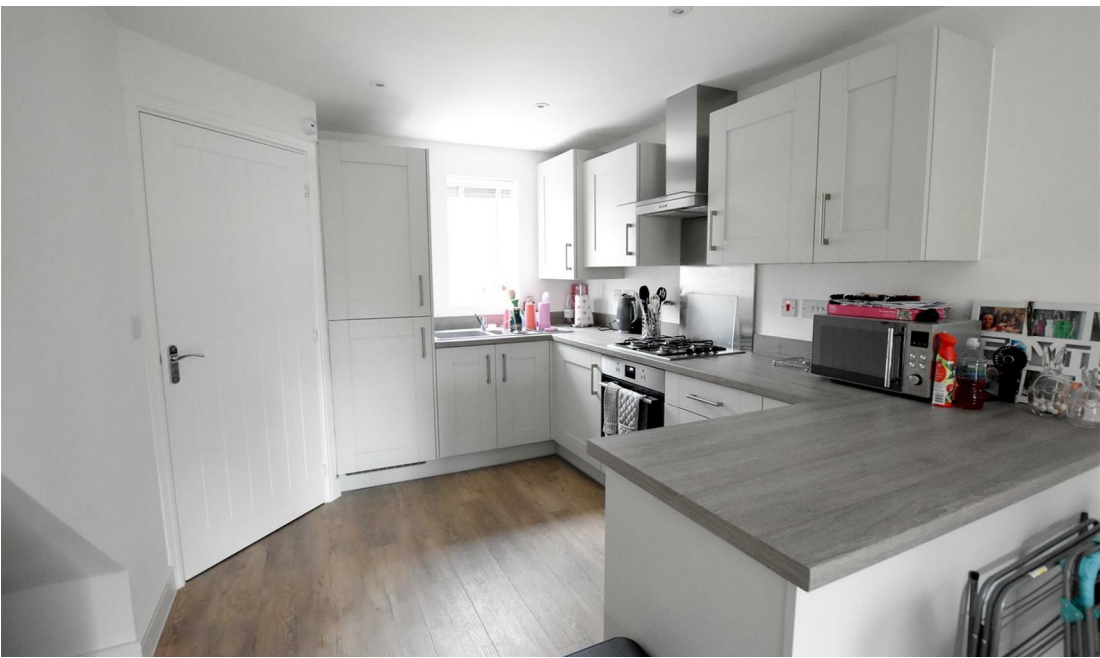


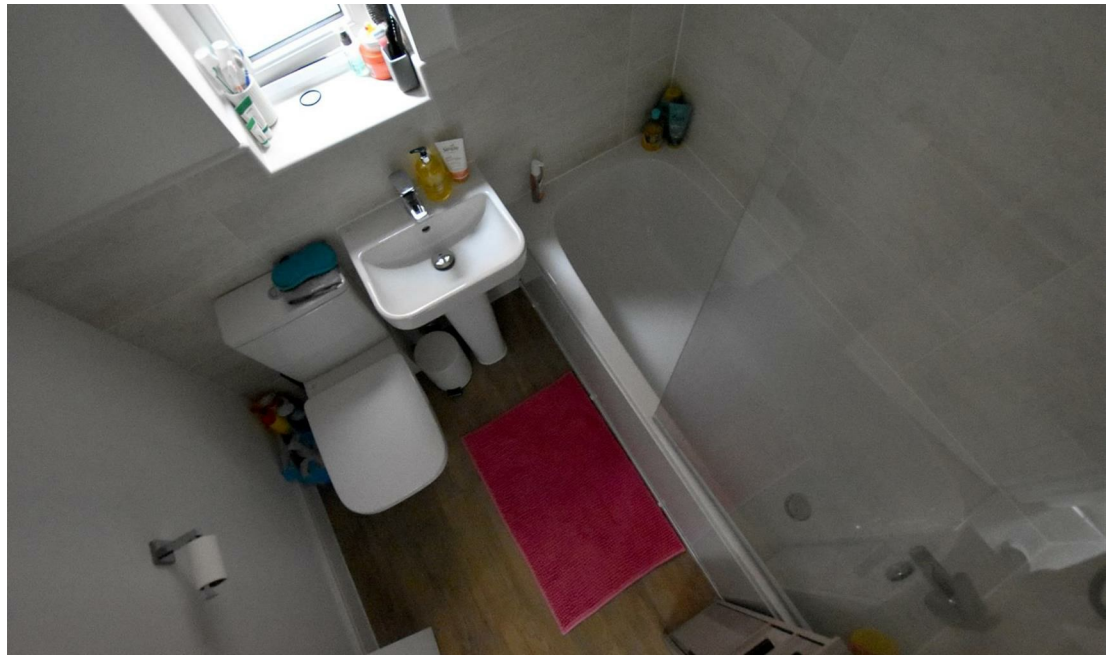
- IDEAL FIRST TIME BUYERS PROPERTY
- VIEWING ADVISED
- MODERN OPEN PLAN KITCHEN/DINING/LIVING ROOM
- TWO ALLOCATED PARKING SPACES
- SOUGHT AFTER LOCATION IN GARENDON PARK
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM WITH SHOWER OVER
- EPC RATING B

We are delighted to offer this two bedroom modern property to the market, which is positioned on the much favoured GARENDON PARK DEVELOPMENT. The property was built in 2024 and an internal visit is highly recommended to appreciate the property on offer, The property comprises of entrance hall, open plan kitchen/dining/living room with french doors to rear which lead to the rear garden, downstairs WC, two double bedrooms and a family bathroom. Outside there is two allocated parking spaces and a rear enclosed garden.



Price: £215,000





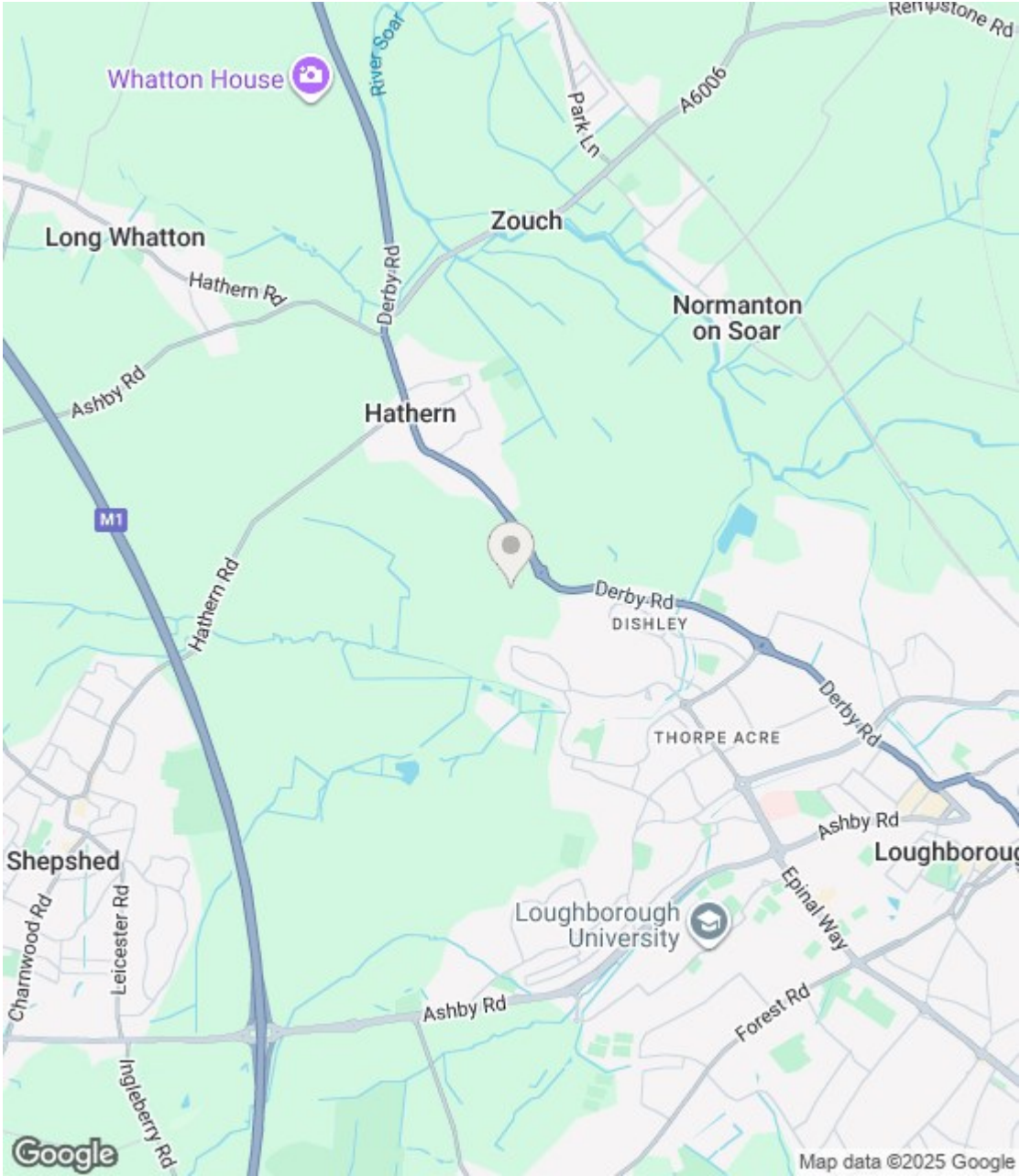


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



Woodington Drive LE12 5EY

Approximate Gross Internal Floor Area = 49.5 sq m / 534 sq ft

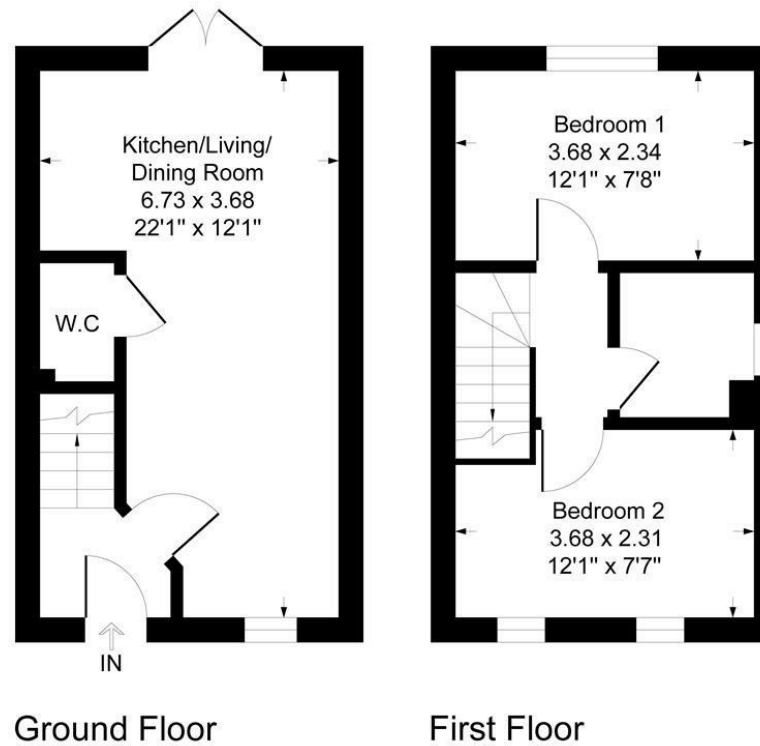


Illustration for identification purposes only, measurements are approximate, not to scale.

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