



50 Westover Road, Leicester

Offers Over **£300,000**



50 Westover Road

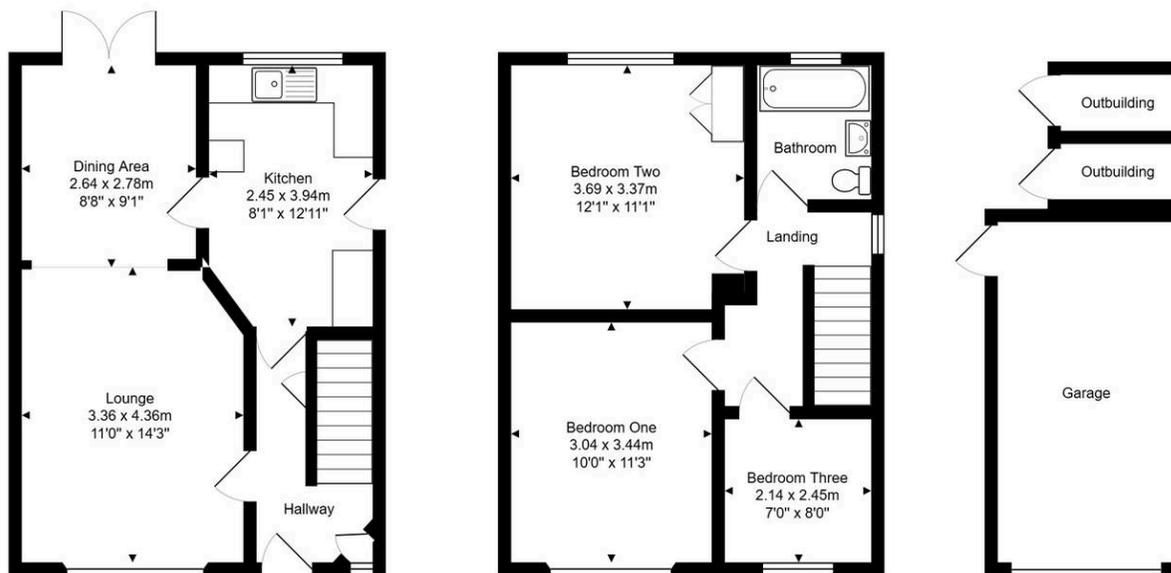
Leicester, Leicester

**** CALL TO VIEW ** CUL-DE-SAC position ** Three bedroom DETACHED HOME ** BRILLIANT sized REAR GARDEN ** POTENTIAL to EXTEND (subject to planning permission and building consent) GARAGE+NO ONWARD CHAIN!**

Council Tax band: C

Tenure: Freehold

- A three bedroom detached house which is being offered with no onward chain
- This house is ready to move into, also having the option for a buyer to put their own mark on it to truly make it their own
- Light and airy living room which has access to a dining area
- Well proportioned kitchen with storage cupboards and having access to the rear garden
- A brilliant sized rear garden, there could be potential to extend (however this is subject to obtaining planning permission and building regulations being approved)
- Rear garden consists of lawn, patio area's and with side access to the front of the house
- Driveway for your off street parking, also having access to a detached garage with two outbuilding at the back of it
- This detached family home is situated within a cul-de-sac position
- Westover Road located off Braunstone Lane which has good access to a local convenience store, post office, pharmacy and a co-op



All measurements, floor areas, openings and orientations are approximate and for display purposes only.
They should not be relied upon and do not form as any part of agreement.
All parties must rely on their own inspections and no liability is taken for any errors.

50 Westover Road

Leicester, Leicester

This three bedroom detached house presents a great opportunity for buyers seeking a family home with a generous living space and with a brilliant sized rear garden. Also the property is being offered with no onward chain.

The ground floor features an entrance hallway for greeting your guest in, there is a nicely sized living room which is located to the front of the house. This room also benefits from having convenient access to a dining area, creating a flexible and welcoming environment for entertaining or relaxing with family. The kitchen is well proportioned with a good amount of worktop space and storage cupboards. Upstairs, three comfortable bedrooms provide ample accommodation for families, guests, or those requiring a home office. The property benefits from off street parking and access to a detached garage, ensuring both convenience and practicality for your vehicle.

A house which is ready for immediate occupation, making it an ideal choice for buyers wishing to move swiftly and add their own mark to create a truly bespoke living space.

The outside space is a particular highlight of this property. To the rear, an excellent sized garden which provides a laid to lawn area, providing an area for children to play or for hosting spring/ summer gatherings. A patio area adjacent to the house offers the perfect spot for outdoor dining or relaxing in the warmer months. The garden also benefits from access to detached garage with two outbuilding at the back of it. The overall size of the plot from front to back is great, there could be potential to increase the living square footage of the house, however this would be subject to obtaining planning permission and building regulations first. This property's exterior could be perfectly suited to gardening enthusiasts, families, or anyone looking for a versatile and inviting outdoor area to enjoy throughout the year.

Westover Road which is just off Braunstone Lane has good access to a local convenience store, food takeaways, a co-op, a pharmacy and a post office. The nearest schools to this house are Kingsway and Fossebrook Primary, and if you enjoy outdoor/ indoor recreational activities then Braunstone Park is close by and with Braunstone Leisure Centre being a short drive away. From this area









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