



Woodbury Rise, Great Glen LEICESTER LE8 9ER



welcome to

Woodbury Rise, Great Glen LEICESTER

A well-presented and spacious four bedroom family home, offering open-plan living, multiple reception areas, utility room, driveway, garage and a landscaped rear garden, situated in a desirable residential location.

Entrance Porch

Radiator, power point, tiled flooring.

Entrance Hallway

Stairs to first floor landing, radiator, wall lighting, tiled flooring and built in storage cupboards.

Downstairs W/C

Low level wc, wash hand basin, frosted window, ceiling light.

Lounge

Double glazed bay window, ceiling lights, power points, radiator, tv point, gas fire with surround and mantle.

Living Room

Double glazed window and French doors, 2 x double glazed roof windows, tv point, radiator, power points, ceiling lighting.

Open Plan Kitchen Dining Area

Double glazed French doors and window, radiator, ceiling lighting, power points, base and eye level cupboards, roll edge worktops, centre island, tiled flooring, hob with double oven and extractor, fridge freezer space, 3 x double glazed roof windows.

Utility Room

Double glazed door to the side, base and eye level cupboards, roll edge worktops, sink with drainer, ceiling light, power points, tiled flooring, radiator, power points.

First Floor Landing

Double glazed window, ceiling light, loft access with ladder partly boarded with light.

Bedroom 1

Double glazed window, radiator, ceiling light, power points.

Bedroom 2

Double glazed window, radiator, ceiling light, power points

Bedroom 3

Double glazed window, radiator, ceiling light, power points

Bedroom 4

Double glazed window, radiator, ceiling light, power points

Shower Room

Frosted double glazed window, Nuance shower panels and flooring, double shower cubicle, low level wc, wash hand basin with storage, shaver point, radiator.

Front Garden

Laid to lawn with plant and shrub borders.

Driveway

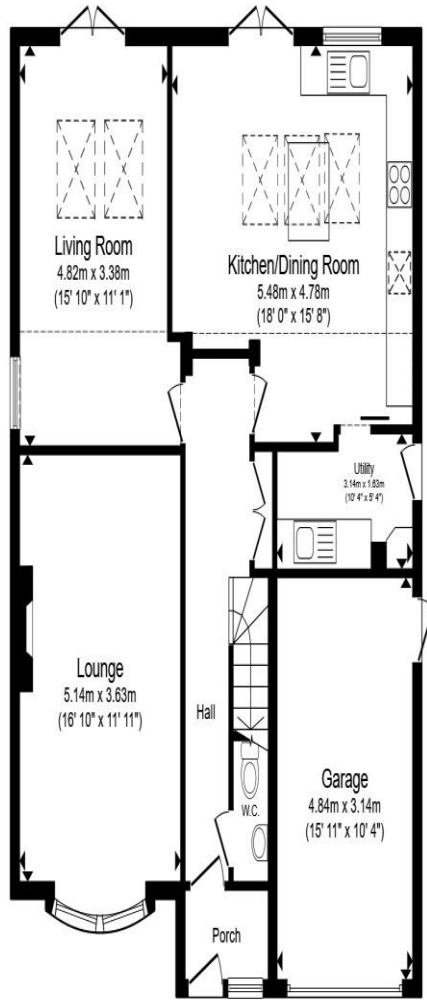
Hard standing for vehicles.

Garage

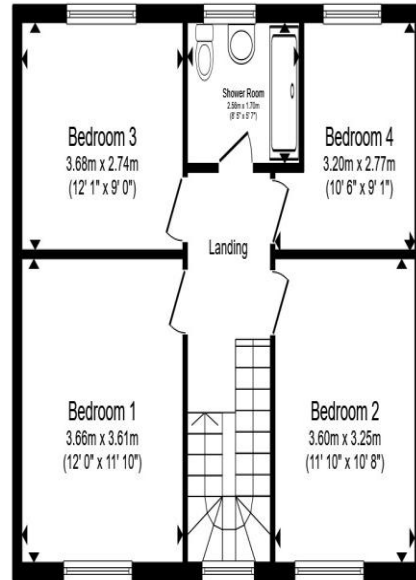
Up and over electric door, power and lighting.

Rear Garden

Fully landscaped laid to lawn garden with plant and shrub borders, garden shed.



Ground Floor



First Floor

Total floor area 155.5 m² (1,674 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



welcome to
Woodbury Rise,
Great Glen LEICESTER

- Detached
- Great Glen
- Open-plan kitchen/dining area with central island
- Spacious four bedrooms
- Landscaped rear garden

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in the region of
£525,000



view this property online williamhbrown.co.uk/Property/OAD108485



Property Ref:
OAD108485 - 0006

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