



Woodcote Road, Braunstone Town, LE3



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£325,000



Key Features

- Three bedrooms
- Detached bungalow
- Master bedroom with en-suite shower room
- Cul de sac position
- Larger than normal plot
- Gas central heating & double glazing
- EPC rating TBC
- Freehold





Occupying a favourable set back cul de sac position being conveniently located for access to Fosse Park Shopping and the motorway network, this extended three bedroom detached detached bungalow is perfect for those looking to downsize from a larger family home. Benefiting from gas central heating, the accommodation includes an entrance hall, lounge, kitchen, master bedroom with en-suite shower, two further bedrooms, conservatory and wet room. Externally there is a driveway, single garage and lawned gardens to the rear. Available with no upward chain, an internal inspection is essential to fully appreciate the accommodation on offer.

Welcome to your new home

Upon entering the property, you are welcomed into an entrance hallway providing access to the majority of the accommodation. The bright reception room enjoys an abundance of natural light from windows to both the front and side aspects. The kitchen is fitted with a range of wall and base units, stainless steel sink and drainer, work surfaces with tiled splashbacks, built-in electric oven and hob with cooker hood, and plumbing for a washing machine. The hallway leads to three bedrooms, including the principal bedroom with built-in wardrobes and drawers, direct access to the garden, and an extended en-suite shower room. Bedroom three provides access to the conservatory, offering additional sitting space with dual-aspect glazing and garden access. Completing the accommodation is the wet room, fitted with a shower, wash hand basin, low-level WC, heated towel rail, and tiled walls and flooring.

Outside

The property benefits from ample off-road parking to the front, leading to a garage fitted with an electric up-and-over door, power and lighting.

To the rear, the garden is predominantly laid to lawn and features a large gravelled border, mature shrubs and plants, along with patio areas ideal for outdoor seating and entertaining. Gated side access leads to the driveway and a paved area beside the property, which includes a shed.

There is also a useful store that houses the central heating boiler.

Location

Situated in the heart of Braunstone Town, Woodcote Road is a well-established and sought-after residential area just a short distance from Leicester city centre. This location offers the perfect balance between suburban tranquillity and convenient urban access, making it ideal for families, professionals, and retirees alike.

Residents benefit from a wide range of local amenities, including supermarkets, schools, parks, and leisure facilities all within easy reach. The area is served by excellent transport links, with major bus routes, nearby access to the M1 and M69 motorways, and Leicester train station just a short drive away, ideal for commuters.

The neighbourhood has a strong sense of community, with well-kept streets, green open spaces, and proximity to Fosse Park Shopping Centre, one of the region's premier retail destinations.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Blaby District Council - Tax Band C. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

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Speak with our expert 'in branch' adviser, please contact our office.

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Agents Note

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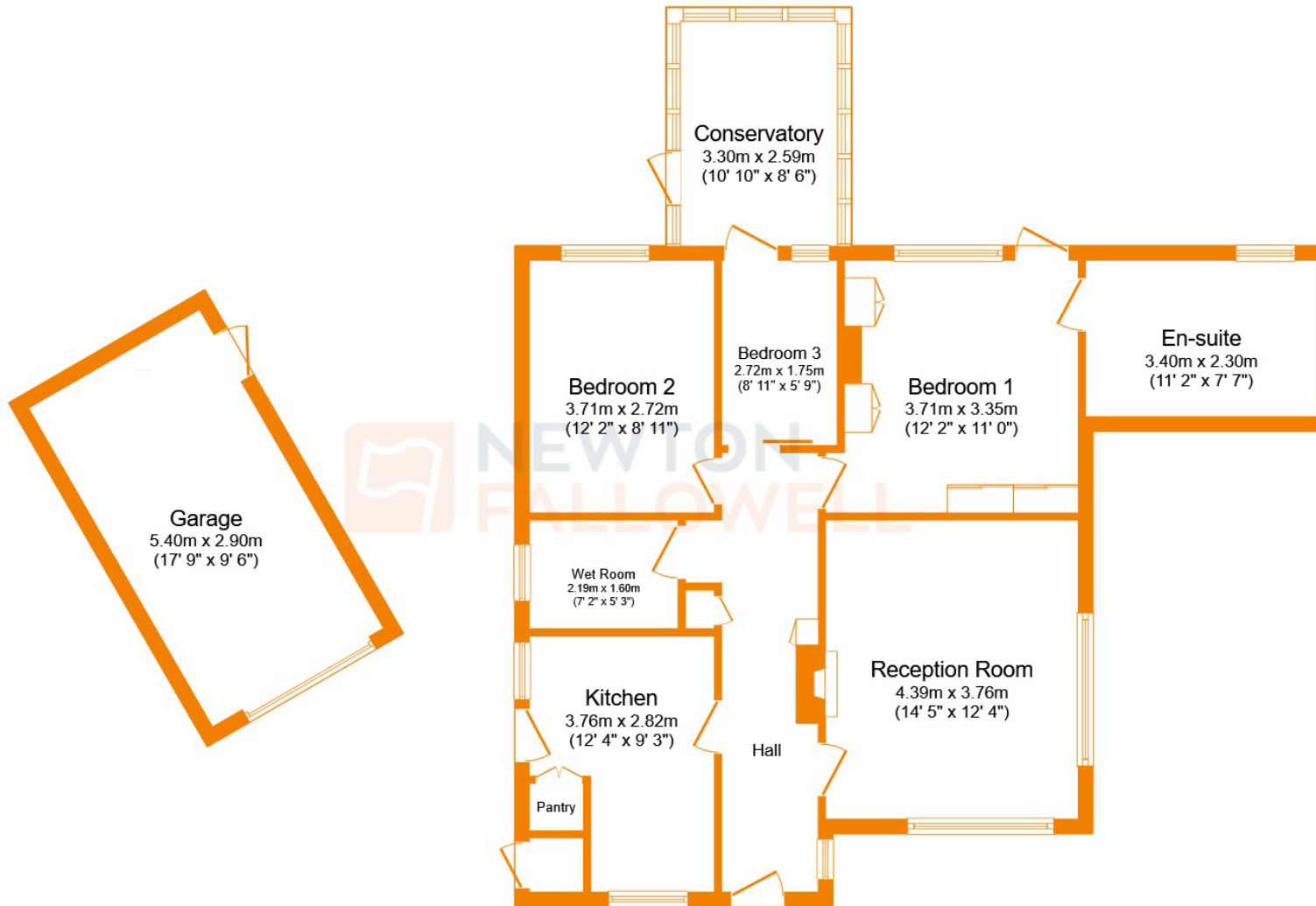
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Garage

Ground Floor

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