



15 Woodcote Road, Leicester - LE3 2WE
£325,000

 **NEWTON FALLOWELL**

15 Woodcote Road

Leicester

Occupying a favourable set back cul de sac position being conveniently located for access to Fosse Park Shopping and the motorway network, this extended two double bedrooomed detached detached bungalow is perfect for those looking to downsize from a larger family home. Benefiting from gas central heating (Boiler Fitted 2023), the accommodation includes an entrance porch and hall, extended lounge diner, modernised kitchen, two double bedrooms and a larger than normal shower room. Externally there is a driveway, single garage and a private garden to the rear. An internal inspection is essential to fully appreciate the accommodation on offer.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- Two double bedrooms
- Extended detached bungalow
- Cul de sac location
- Ideally positioned for access to Leicester City & Fosse Park
- Upgraded central heating boiler (Fitted 2023)
- Driveway and garage
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band C
- EPC Rating D
- Viewings strictly by appointment only!





Welcome to your new home

Upon entry to the bungalow you step into the useful entrance porch, with a door leading to the welcoming entrance hallway presented with access to the loft space and a built in cupboard. The extended reception room offers ample space for both formal dining and comfortable sitting, with carpet flooring and patio doors to the rear garden. The kitchen is fitted with a modern range of wall and base units with complementary roll edge surfaces, tiled splashbacks, 1.5 sink and drainer, built in oven, four ring gas hob with hood and space for appliances. There is also an open cupboard housing the central heating boiler (Fitted 2023). The layout also boasts two double bedrooms, both presented with carpet flooring. Completing the internal layout is the larger than normal shower room offering a shower with door, wash basin and WC, with carpet flooring, part tiled walls and a heated towel rail.

Outside

Occupying a sought after cul de sac location, to the front is a driveway providing off road parking leading through double gates to further driveway which in turn leads to a garage with up and over door, power and lighting. The rear garden has paved and lawned areas with a variety of mature plants and shrubs, a tap and outbuilding.



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.





Making an Offer

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

Agents Note

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Floor Plan

Garage

Total floor area: 98.1 sq.m. (1,056 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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



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