



**Wilnicott Road, Leicester LE3 2TD**

**welcome to**

## **Wilnicott Road, Leicester**

A lovely 4-bedroom family home on Wilnicott Road, Braunstone Town, featuring an airy entrance hallway, spacious lounge, dining room, modern kitchen, wrap-around conservatory, and a large rear garden. Prime for commuting with easy access to the A46, M1, and M69.



**Entrance Hall**

Door to the front.

**Lounge**

Bay window to the front and radiator.

**Dining Room**

Window to the rear and radiator.

**Kitchen**

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator, integrated oven and hob. Window to the rear.

**Wrap-Around Conservatory**

With access to the rear.

**W C**

With WC and hand wash basin

**First Floor Landing**

With stairs rising from the ground floor.

**Bedroom One**

Bay window to the front, fitted wardrobes and radiator.

**Bedroom Two**

Window to the rear, fitted wardrobes and radiator.

**Bedroom Three**

Window to the front and radiator.

**Bathroom**

Window to the rear, window to the side, bath with shower over, WC, hand wash basin and towel rail radiator.

**Second Floor Landing**

With stairs rising from the first floor.

**Bedroom Four**

Window to the rear dormer, fitted wardrobes and radiator.

**Front & Rear Of Property**

To the front of the property is a driveway providing off road parking. To the rear of the property is a garden with a generous lawn area.



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## Wilnicott Road, Leicester

- Spacious Lounge
- Wrap-around Conservatory
- Modern Kitchen
- Off Road Parking
- Generous Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

**£300,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
LHS120190 - 0007

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