





Property Description

Situated on the popular Wolsey Island Way, this well-presented two-bedroom property offers an excellent opportunity for first-time buyers, small families, or investors seeking a home in a convenient and well-connected Leicester location.

The accommodation is arranged over two floors and comprises a bright and welcoming living area, ideal for both relaxing and entertaining, along with a well-proportioned kitchen/dining space offering ample storage and worktop space.

To the first floor, the property provides two good-sized bedrooms and a modern family bathroom, all presented to a good standard and offering comfortable, practical living.

Externally, the property benefits from low-maintenance outdoor space, ideal for outdoor seating or light gardening. The home is well positioned close to local amenities, schools, and transport links, with easy access to Leicester city centre and surrounding areas.

This is a fantastic opportunity to secure a modern riverside home in a highly convenient location, perfect for those who want to enjoy both city life and outdoor space.

Lounge

A bright and comfortable reception room

Kitchen Diner

A well-proportioned kitchen diner fitted with a range of wall and base units.

Downstairs W/C

A convenient Ground - floor located /c with a wash hand basin

Bedroom One

A spacious double bedroom with plenty of room for wardrobes and additional furnishings

Bedroom Two

A well sized second bedroom, suitable for use as a guest room, child's bedroom or home office.

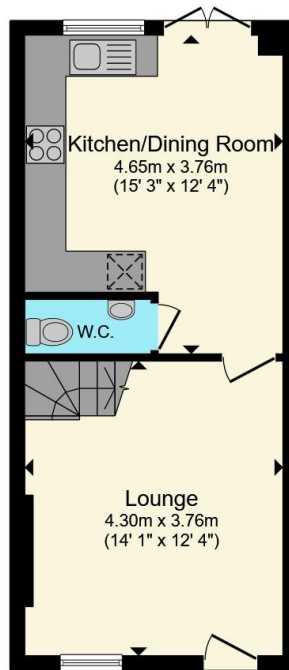
Bathroom

A modern family bathroom comprising a bath with overhead shower, wash hand basin and w/c

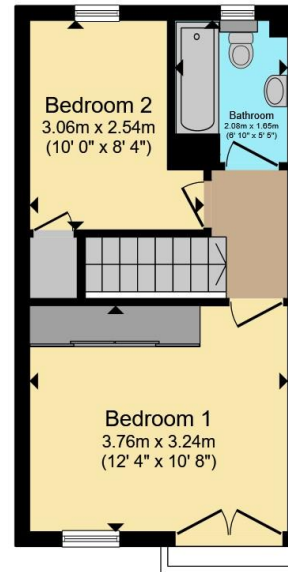








Ground Floor



First Floor

Total floor area 62.1 m² (668 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

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EPC Rating: B Council Tax
Band: B

Tenure: Freehold

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