



**Connells**

Willow Brook Road  
Leicester



## Property Description

Connells are delighted to present this spacious three-bedroom mid-terrace home, offering well-proportioned accommodation throughout and ideally suited to first-time buyers, growing families, or investors.

The property features two generous reception rooms, providing flexible living and dining space, alongside a fitted kitchen with adjoining utility room and convenient ground floor WC. To the first floor are three bedrooms and a family bathroom.

Situated in a popular residential location within LE5, the property benefits from easy access to local schools, shops, amenities, and excellent transport links into Leicester city centre.

Early viewing is highly recommended to appreciate the accommodation on offer.

## Hall

## Lounge

A spacious and inviting reception room featuring a front-facing window, neutral décor, and ample space for seating furniture.

## Dining Room

A versatile second reception room offering ample space for a dining table and chairs, perfect for family meals and entertaining. The room also benefits from stairs rising to the first floor and provides access to the adjoining accommodation.

## Kitchen

Fitted with a range of wall and base units with work surfaces over, incorporating a sink and drainer. The kitchen provides space for appliances and offers access to the utility room.

## Utility Room

A practical utility room providing additional storage and workspace

## Ground Floor Wc

Fitted with a low-level WC and wash hand basin, providing added convenience for guests and day-to-day family living. A useful addition to the ground floor accommodation.

## First Floor Landing

### Bedroom One

A generous double bedroom offering ample space for bedroom furniture, with a window allowing plenty of natural light and radiator

### Bedroom Two

A well-proportioned bedroom with space for a bed and additional bedroom furniture. The room benefits from natural light and offers flexible use as a guest bedroom, or children's room

### Bedroom Three

A good-sized third bedroom benefitting from natural light and offering versatile accommodation. Ideal for use as a dressing room, or home office to suit a variety of needs.

### Bathroom

Fitted with a three-piece suite comprising a panelled bath with shower over, low-level WC, and wash hand basin. tiled walls and obscure glazed window allowing privacy and ventilation

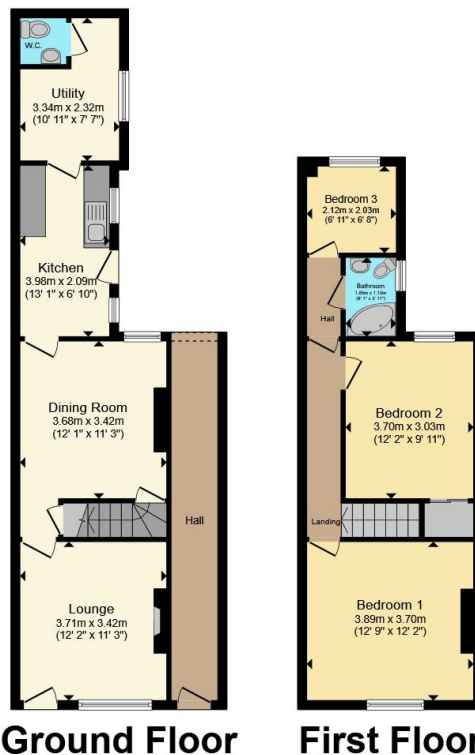
### Outside

The garden offers a low-maintenance setting with room for outdoor furniture and planting









Total floor area 96.4 m<sup>2</sup> (1,038 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](http://www.propertybox.io)

**Connells**

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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

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