

for sale

£695,000



Willowbrook Rise Leicester Road Countesthorpe Leicester LE8 5QU

Accessed from a superb entrance hall, both the study and the lounge feature bay windows and the island kitchen, incorporating bi-fold doors and rooflights, adjoins a dining room with French doors. The five bedrooms include two en-suites, and the family bathroom has a separate shower.



Plot 170, Willowbrook Rise Leicester Road, Countesthorpe Leicester LE8 5QU

Willowbrook Rise

Willowbrook Rise is just 20 minutes' drive from Leicester and 15 minutes from the M1 and the M69.

Nottingham, Derby and Coventry can all be reached in around three-quarters of an hour, and central Birmingham in a little over an hour. Frequent bus services, stopping beside the development,

link the village with Blaby, Aylestone and Leicester City Centre in one direction, and South Wigston in the other. Trains from South Wigston, less than ten minutes away by bus, run approximately once an hour between Leicester and Birmingham, reaching Birmingham New Street in 50 minutes. There are less frequent direct services to Worcester, Cheltenham Spa.

Entrance Hall

With a door to the front of the property and stairs rising to the first floor.

Downstais W.C.

Lounge

19' 2" x 12' 7" (5.84m x 3.84m)

With a window to the front of the property.

Study

11' 5" x 11' (3.48m x 3.35m)

With a window to the front of the property.



Kitchen

20' 11" x 19' 10" (6.38m x 6.05m)

With a window to the side and bi-folding doors to the rear.

Dining Room

12' 3" x 11' 6" (3.73m x 3.51m)

With French doors to the rear of the property.

Laundry Room

7' 5" x 5' 8" (2.26m x 1.73m)

With a door to the side of the property.

First Floor Landing

With stairs rising from the hallway and linen cupboard.

Master Bedroom

14' 10" x 10' 9" (4.52m x 3.28m)

With windows to the front and side of the property and access to the dressing area.

Dressing Area

8' 1" x 8' 4" (2.46m x 2.54m)

With a door through to the en-suite.

En-Suite

8' 1" x 5' 1" (2.46m x 1.55m)

With a window to the rear of the property.

Bedroom Two

12' 8" x 8' 6" (3.86m x 2.59m)

With a window to the rear of the property and door to the en-suite.

En-Suite To Bedroom Two

8' 4" x 4' 9" (2.54m x 1.45m)

With a window to the side of the property.

Bedroom Three

12' 7" x 10' 1" (3.84m x 3.07m)

With a window to the rear of the property.

Bedroom Four

12' 6" x 8' 2" (3.81m x 2.49m)

With a window to the front of the property.

Bedroom Five

10' 1" x 7' 7" (3.07m x 2.31m)

With a window to the front of the property.

Family Bathroom

8' 4" x 6' 7" (2.54m x 2.01m)

With a window to the side of the property.

Disclaimer

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.





To view this property please contact Connells on

T 0116 247 7477
E blaby@connells.co.uk

8-10 Leicester Road BLABY
LEICESTER LE8 4GQ

Property Ref: BLA309680 - 0006

Tenure:Freehold EPC Rating: Exempt

view this property online
connells.co.uk/Property/BLA309680



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk