

for sale

£570,000



Plot 168, Clearwood, Willowbrook Rise, Leicester Road, Countesthorpe Leicester LE8 5QU

The light-filled family kitchen, featuring french doors, and the bay-windowed lounge are complemented by a study, a laundry and a WC. Upstairs, two of the four bedrooms are en-suite, one includes a dressing area, and the family bathroom has a separate shower.



Willowbrook Rise Leicester Road Countesthorpe Leicester LE8 5QU

Location

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, stairs rising to the first floor and under stairs cupboard.

Downstairs W.C.

Lounge

19' 3" x 11' 8" (5.87m x 3.56m)
With a window to the front of the property.

Study

10' 2" x 7' 11" (3.10m x 2.41m)
With a window to the front of the property.



Kitchen/Dining/Family Room:

Kitchen Area

11' 11" x 11' 8" (3.63m x 3.56m)

With a window to the rear and access to the laundry room.

Dining Area

11' 11" x 8' 3" (3.63m x 2.51m)

With French doors to the rear of the property.

Family Area

11' 11" x 9' 6" (3.63m x 2.90m)

With a window to the rear of the property.

Laundry Room

6' 7" x 5' 10" (2.01m x 1.78m)

With a door to the side of the property.

First Floor Landing

With stairs rising from the hallway and linen cupboard.

Master Bedroom

11' 8" x 10' 4" (3.56m x 3.15m)

With a window to the front of the property.

Dressing Area

8' 3" x 5' 6" (2.51m x 1.68m)

En-Suite

6' 1" x 4' 5" (1.85m x 1.35m)

With a window to the front of the property.

Bedroom Two

10' 11" x 10' 10" (3.33m x 3.30m)

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

En-Suite To Bedroom Two

7' 2" x 4' 5" (2.18m x 1.35m)

With a window to the side of the property.

Bedroom Three

12' 11" x 10' 3" (3.94m x 3.12m)

With a window to the rear of the property.

Bedroom Four

11' 4" x 10' 7" (3.45m x 3.23m)

With a window to the rear of the property.

Family Bathroom

8' 4" x 7' 2" (2.54m x 2.18m)

With a window to the rear 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.

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Property Ref: BLA309673 - 0004

Tenure:Freehold EPC Rating: Exempt

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