

for sale

£440,000



Plot 167, Fordwood, Willowbrook Rise, Leicester Road, Countesthorpe Leicester LE8 5QU

The bay windowed family room adjoins a dining kitchen with french doors, creating a breathtaking triple aspect space. French doors enhance the dual aspect lounge, there is a laundry room, a downstairs WC and an upstairs study. One bedroom has an en-suite and another is dual aspect.



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 of the property and stairs rising to the first floor.

Downstairs W.C.

Lounge

17' 1" x 10' 7" (5.21m x 3.23m)

With a window to the front and French doors to the rear.

Family Room

17' 1" x 10' 11" (5.21m x 3.33m)

With windows to the front and side, access to the laundry room and is open to the kitchen.



Laundry

6' 10" x 6' (2.08m x 1.83m)

Kitchen/Dining Room

15' x 10' 4" (4.57m x 3.15m)

With windows to the side and rear and French doors to the rear.

First Floor Landing

With stairs rising from the ground floor.

Master Bedroom

15' x 9' 11" (4.57m x 3.02m)

With a window to the side and door to the en-suite.

En-Suite

Bedroom Two

14' 11" x 8' 3" (4.55m x 2.51m)

With windows to the front and side.

Bedroom Three

11' 11" x 10' 1" (3.63m x 3.07m)

With a window to the front of the property.

Bedroom Four/Study

7' 5" x 6' 8" (2.26m x 2.03m)

With a window to the rear of the property.

Bathroom

With a window to the side of the property.

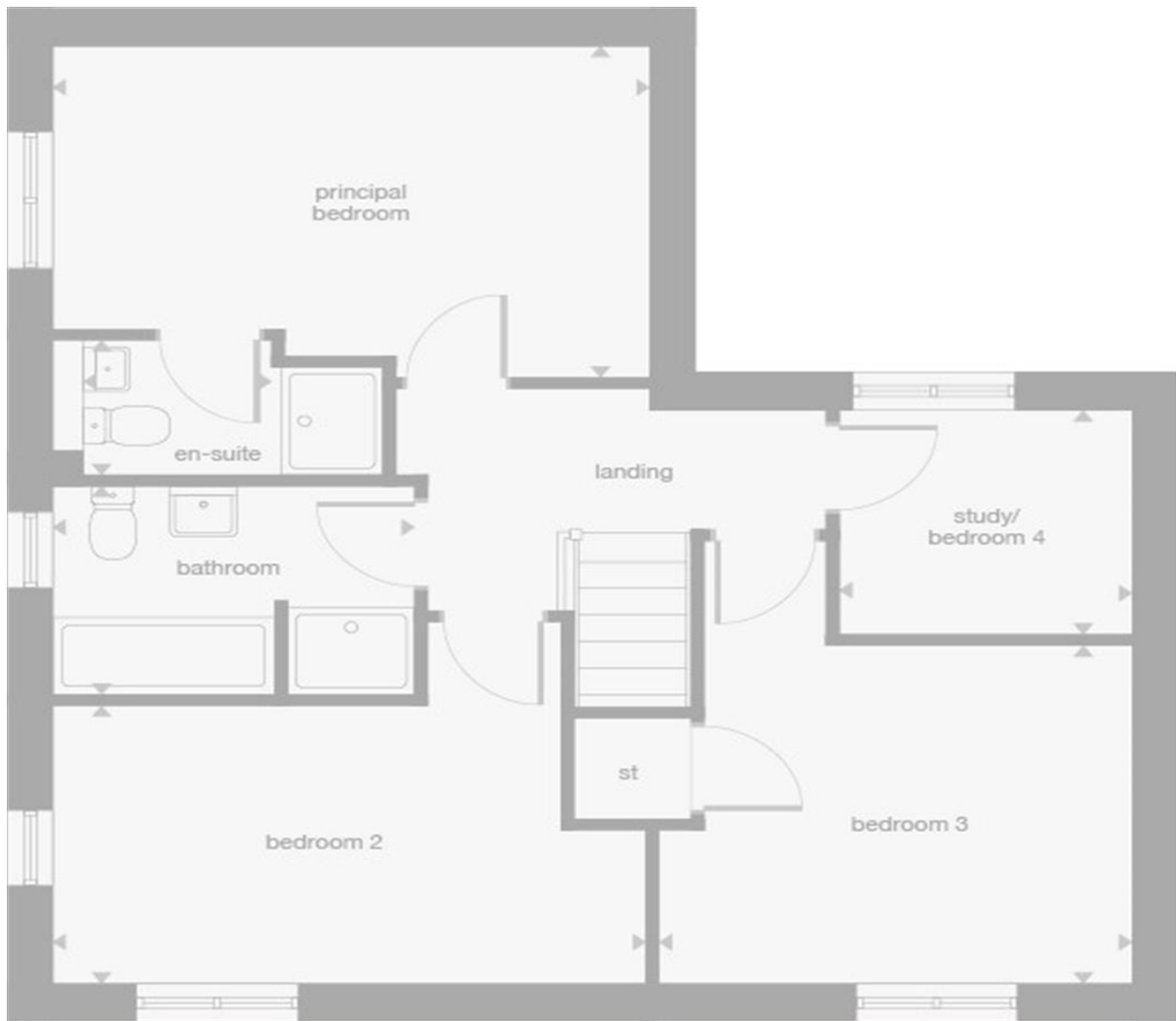
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Note:

Estimated Completion: May - June 2026





To view this property please contact Connells on

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Property Ref: BLA309672 - 0005

Tenure:Freehold EPC Rating: Exempt

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