

Connells

Willow Brook Road
Leicester

Willow Brook Road
Leicester LE5 0FH

for sale offers in excess of
£365,000







Property Description

Connells are delighted to present this spacious five-bedroom mid-terrace home, arranged over two floors and offering versatile accommodation ideal for large or growing families. The property benefits from two generous reception rooms, a fitted kitchen, five well-proportioned bedrooms, two shower rooms, and an additional first-floor WC.

Conveniently located within a popular residential area of Leicester, the property is close to local amenities, schools, shops and transport links, making it an excellent family home or investment opportunity.

Early viewing is highly recommended.

Hallway

with stairs rising to the first floor, radiator, tiled-effect flooring, and doors leading to the ground floor accommodation.

Lounge

Double glazed window to the front aspect, radiator, tiled-effect flooring, and space for lounge furniture. Door leading through to the kitchen.

Dining Room

Double glazed window and radiator

Kitchen

Fitted with a range of wall and base units with work surfaces over, incorporating a sink and drainer unit, gas hob with extractor hood over, space for appliances, double glazed window to the side aspect, tiled flooring, and access to the rear of the property.

Shower Room

Fitted with a three-piece suite comprising a shower enclosure, wash hand basin with vanity unit, and low-level WC. Fully tiled walls and flooring, double glazed window to the side aspect, and heated towel radiator.

First Floor Landing

Bedroom One

A spacious double bedroom with double glazed window, radiator, fitted flooring, and ample space for bedroom furniture including wardrobes and storage units. Ideal as the principal bedroom.

Bedroom Three

Double glazed window, radiator

Bedroom Five

A well-proportioned bedroom with double glazed window, radiator. Ideal for use as a bedroom, home office, nursery, or dressing room.

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Fitted with a low-level WC and pedestal wash hand basin, with tiled walls and flooring. A convenient addition to the first floor accommodation.

Second Floor Landing

Bedroom Two

Featuring a double glazed window and radiator

Bedroom Four

A well-proportioned bedroom with double glazed window, radiator. Ideal for use as a guest room, or home office.

Shower Room

fitted with a walk-in shower enclosure, wash hand basin with vanity storage, and low-level WC. Fully tiled walls and flooring, double glazed window to the side aspect, and heated towel radiator.

Outside

– Low-maintenance rear garden mainly laid to patio, providing an ideal space for outdoor seating and entertaining. The garden benefits from a substantial storage shed and is enclosed by fencing and brick wall boundaries.

Buyer A.M.L. Fees Apply

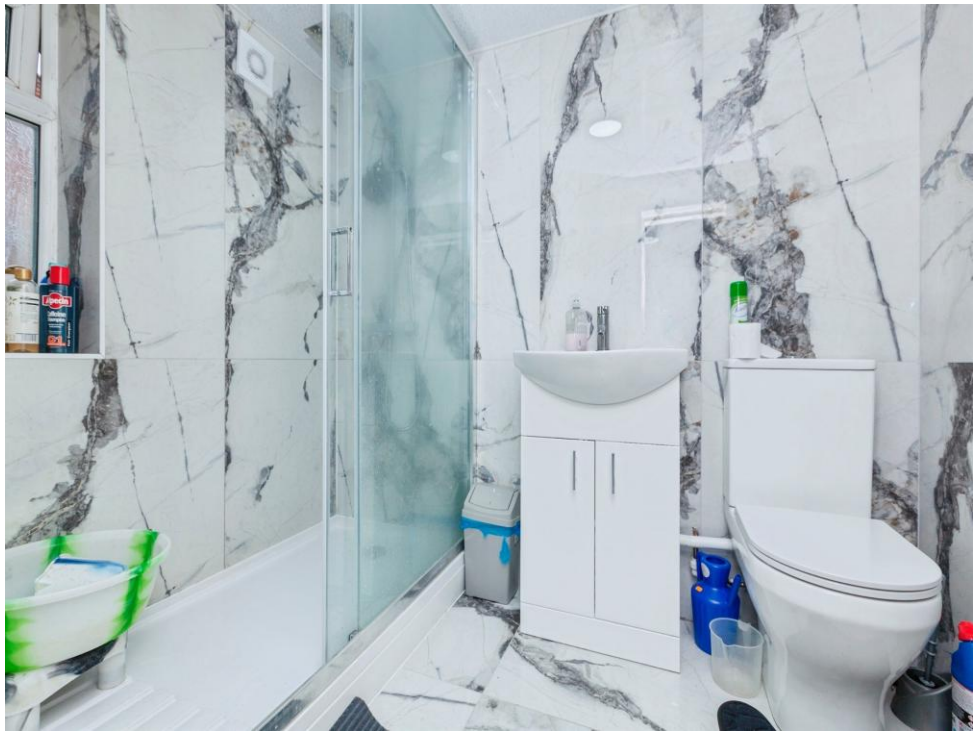
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead












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Total floor area 141.1 m² (1,519 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

Connells

To view this property please contact Connells on

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22-24 Halford Street
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EPC Rating: C

Council Tax Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/LTR326749

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.