



*Putting great property on the map*

**72 Woodcote Road  
Leicester  
LE3 2WD**

**£185,000**



Much larger than you'd initially expect, this bungalow is a bit of a 'Tardis'.

With a full width extension to the rear providing an excellent lounge overlooking the garden, an internal viewing is a must to appreciate what this property has to offer. With double glazed windows and a modern boiler, this property has been well looked after but would now benefit from some updating. In a popular location and opposite Millfield Academy this property is also offered for sale with the benefit of no onward chain.

### **Porch and hall**

With a glazed UPVC porch to the front, further door to the entrance hall with a cloaks cupboard.

### **Lounge**

A spacious room with a window to the front, fireplace.

### **Sitting room**

An excellent extension to the rear has created an additional sitting room overlooking the rear garden.

### **Kitchen**

Window to the side, base and wall mounted units, worktops, sink and drainer, plumbing for washing machine and dishwasher, space for under counter fridge, wall mounted Worcester Bosch combination boiler, electric double oven, induction hob with extractor over.

### **Bedroom one**

With French doors to the rear leading to the sitting room, window

to the rear, fitted wardrobes.

### **Bedroom two**

Window to the side.

### **Shower room**

With a shower cubicle, wash hand basin with vanity unit, WC, window to the side.

### **Outside**

There is a garden to the front, a driveway to the side with gates to the workshop/store. To the rear there is a well laid out, established garden and a shed.

### **Agents note**

CONSUMER PROTECTION LEGISLATION - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the

information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst

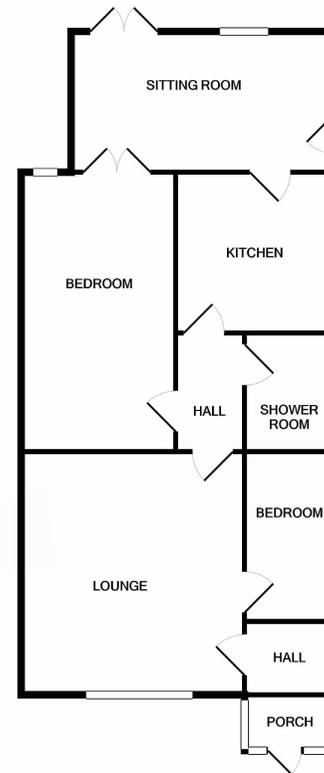
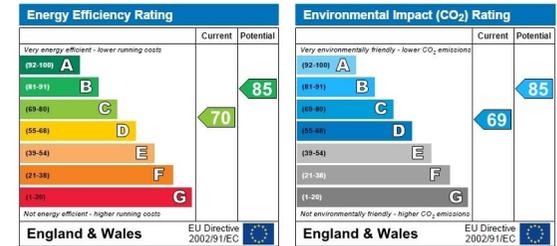
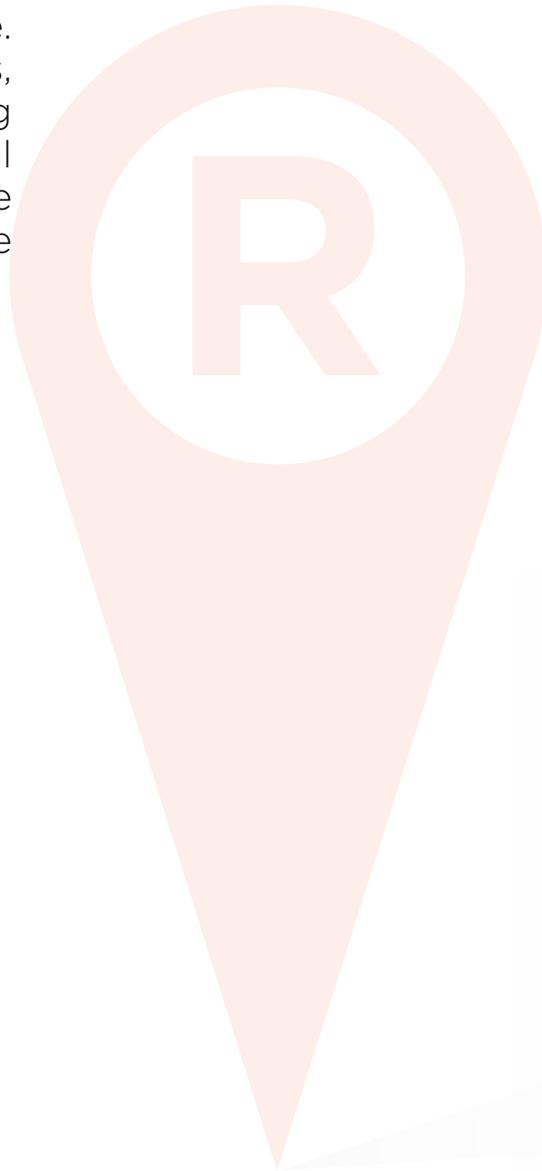
### **Money Laundering**

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.

### **Tenure**

The property is being sold freehold with Vacant Possession upon completion. FIXTURES AND FITTINGS - All the items mentioned in these sales details are to be

included within the purchase price.  
 SERVICES - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.



Putting great property *at your disposal*

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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