



Woodcote Road, Braunstone Town, Leicester



Part of





Woodcote Road

Braunstone Town, Leicester

Spacious four-bedroom detached home in Braunstone Town. No upward chain. Large plot, three reception rooms, kitchen/diner, garage, off-road parking, excellent amenities, and transport links nearby.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- No upward sales chain
- 1032 sqft of living accommodation on a plot just under 0.2 acres
- Multiple reception rooms
- Spacious Kitchen/Diner
- Four well sized bedrooms
- Detached garage and private off-road parking
- Popular Braunstone Town location
- Well located within easy access of Leicester City and commuter links





Woodcote Road

Braunstone Town, Leicester

Spacious Four-Bedroom Detached Family Home – No Upward Chain – Generous Plot
Situated in a desirable residential setting within Braunstone Town, this well-proportioned four-bedroom detached home offers approximately 1,302 sq ft of internal accommodation, occupying a plot just under 0.2 acres. The property is offered for sale with no upward sales chain, making it an ideal purchase for buyers looking for a straightforward move.

The ground floor is thoughtfully arranged to provide versatile living space, perfect for modern family life. An entrance hall with staircase leads through to a selection of reception rooms. The property benefits from a generous lounge featuring a bay window, alongside a separate dining room, ideal for entertaining. A further sitting room offers additional flexibility as a family room, home office or playroom.

To the rear, the kitchen/diner provides a practical and sociable space, with ample room for both cooking and dining. A convenient ground floor WC completes the accommodation.

Upstairs, the first floor comprises four well-proportioned bedrooms, all accessed from a central landing. The property is served by a family bathroom, providing functionality for a growing household.





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The property enjoys a generous plot of just under 0.2 acres, offering excellent outdoor space with scope for landscaping or extension (subject to the necessary permissions). There is private off-road parking to the front and a detached garage, providing additional storage or secure parking.

Braunstone Town is a well-established and highly convenient suburb of Leicester, offering a great balance of residential living and accessibility. The area is popular with families and commuters alike, benefiting from a range of local amenities including shops, supermarkets, schools and leisure facilities. Braunstone Park is nearby, providing green open space for recreation, while Fosse Park Shopping Centre offers extensive retail and dining options just a short drive away. Excellent transport links include easy access to the M1 and M69 motorways, as well as regular bus routes into Leicester city centre, making this an ideal base for both work and leisure.





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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