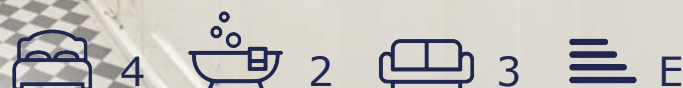# 180 Westcotes Drive

, Leicester, LE3 0SP

## £350,000

An attractive traditional semi-detached home which has been thoughtfully extended to create a spacious and well-presented family residence, offered for sale with no upward chain. Blending character features with modern enhancements, the property provides versatile accommodation across three floors, ideal for growing families. Early viewing is highly recommended to fully appreciate the space and quality on offer.

The ground floor is entered via a welcoming hallway showcasing an original tiled floor and staircase rising to the first floor. There is a convenient downstairs WC, a charming bay-fronted sitting room and a further family room providing flexible living space. To the rear, the property has been extended to accommodate a contemporary fitted kitchen, complete with a range of wall and base units, integrated appliances and a breakfast bar, making it a superb space for everyday living and entertaining. A useful utility room sits just off the kitchen, offering additional storage and laundry facilities. Completing the ground floor is a separate dining room with patio doors opening out to the rear garden.

To the first floor are three well-proportioned bedrooms, two of which benefit from fitted wardrobes, along with a spacious family bathroom featuring a Jacuzzi bath and separate shower
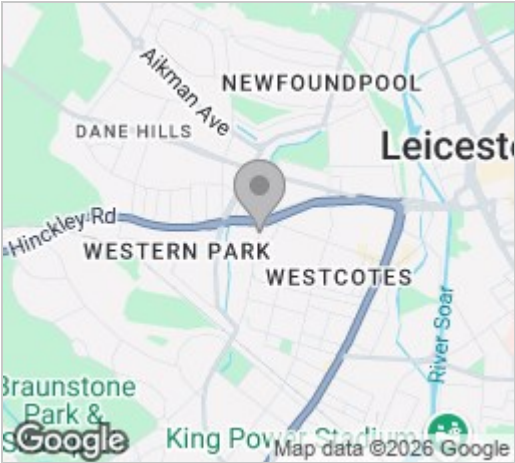
## Viewing

Please contact our Berkley Kibworth Office on 0116 2796161 if you wish to arrange a viewing appointment for this property or require further information.
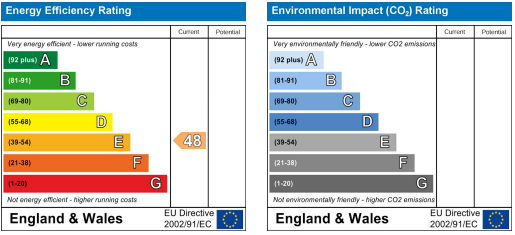
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## Floor Plan



**Ground Floor**
- Utility Room
- Dining Room
- Fitted Kitchen
- Family Room
- WC
- Sitting Room

**First Floor**
- Bathroom
- Bedroom
- Bedroom
- Bedroom

**Second Floor**
- En-Suite
- Bedroom
- Walk in Wardrobe

This Floor Plan and the Measurements are a guide Only.
Plan produced using PlanUp.

## Area Map



NEWFOUNDPOOL
Aikman Ave
DANE HILLS
Leicest
Hinckley Rd
WESTERN PARK
WESTCOTES
Braunstone Park &
King Power Stadium
River Soar
Map data ©2026 Google

## Energy Efficiency Graph



**Energy Efficiency Rating**

| | Current | Potential |
|---|---|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 48 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

**England & Wales** | EU Directive 2002/91/EC

**Environmental Impact (CO₂) Rating**

| | Current | Potential |
|---|---|---|
| Very environmentally friendly - lower CO2 emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO2 emissions | | |

**England & Wales** | EU Directive 2002/91/EC









These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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