



Taylor's
Est. 1992

Victoria Road, Woodhouse Eaves, LE12 8RF
Loughborough

Offers Over
£365,000

Village Life at Its Best...

Sam Cable of Taylors Estate Agency, Rothley is delighted to bring to the market this charming two-bedroom end terrace, perfectly positioned in the heart of the ever-popular village of Woodhouse Eaves. If you've been dreaming of village life, countryside walks on your doorstep and a home that's full of character without the renovation project, this could be exactly what you've been waiting for.

Woodhouse Eaves is one of those villages people move to and never want to leave. There's a real sense of community, a fantastic primary school, excellent local pubs and cafés, plus an independent butcher, greengrocer and village shop all within walking distance. Then there's Charnwood Forest itself... with Beacon Hill and Broombriggs Farm just minutes away, offering some of Leicestershire's best walking, running and cycling routes.

Step inside and you'll immediately feel at home. The cosy living room is packed with character, featuring a beautiful bay window, feature fireplace and wood-effect flooring, making it the perfect place to unwind after a long day. There's also useful understairs storage, because every home can always do with a little more space.

To the rear, the separate dining room is ideal for entertaining or family meals, with double doors opening directly onto the garden, allowing plenty of natural light to flood in and creating a lovely connection between inside and out.

The kitchen has been modernised with a stylish range of fitted units, integrated oven and hob, generous worktop space and room for both a washing machine and fridge freezer. Beyond the kitchen is a practical rear lobby providing additional storage and access to a downstairs WC, something that's a real bonus in period homes like this.

Upstairs you'll find two genuine double bedrooms, something that's becoming increasingly difficult to find. The principal bedroom enjoys fitted recessed wardrobes, while the second bedroom takes full advantage of the elevated position with lovely views stretching across the valley towards the Wolds villages. Completing the first floor is a beautifully updated shower room with a contemporary walk-in shower and built-in boiler cupboard.





Charming two double bedroom end terrace in the heart of sought-after Woodhouse Eaves. Offering two reception rooms, a modern kitchen, downstairs WC, stylish shower room and a beautifully landscaped garden. Just moments from village amenities and Charnwood Forest walks.

- Charming two double bedroom end-terrace cottage
- Sought-after village location in the heart of Woodhouse Eaves
- Character features including bay window and feature fireplace
- Two separate reception rooms with dining room opening onto the garden
- Modern fitted kitchen with integrated oven and hob
- Ground floor WC and recently refitted contemporary shower room
- Landscaped rear garden with cottage and Mediterranean-inspired planting
- Beautiful countryside views towards the Wolds from the rear bedroom
- Walking distance to local shops, pubs, cafés and Beacon Hill Country Park
- Freehold property, ready to move straight into

Council Tax Band: C

Tenure: Freehold

Property Type: End of Terrace House



GROUND FLOOR



1ST FLOOR



Taylor's Estate Agency

4 Woodgate, Rothley, Leicester

0116 326 6464

hello@taylorsestate.agency

<https://taylorsestate.agency/>