

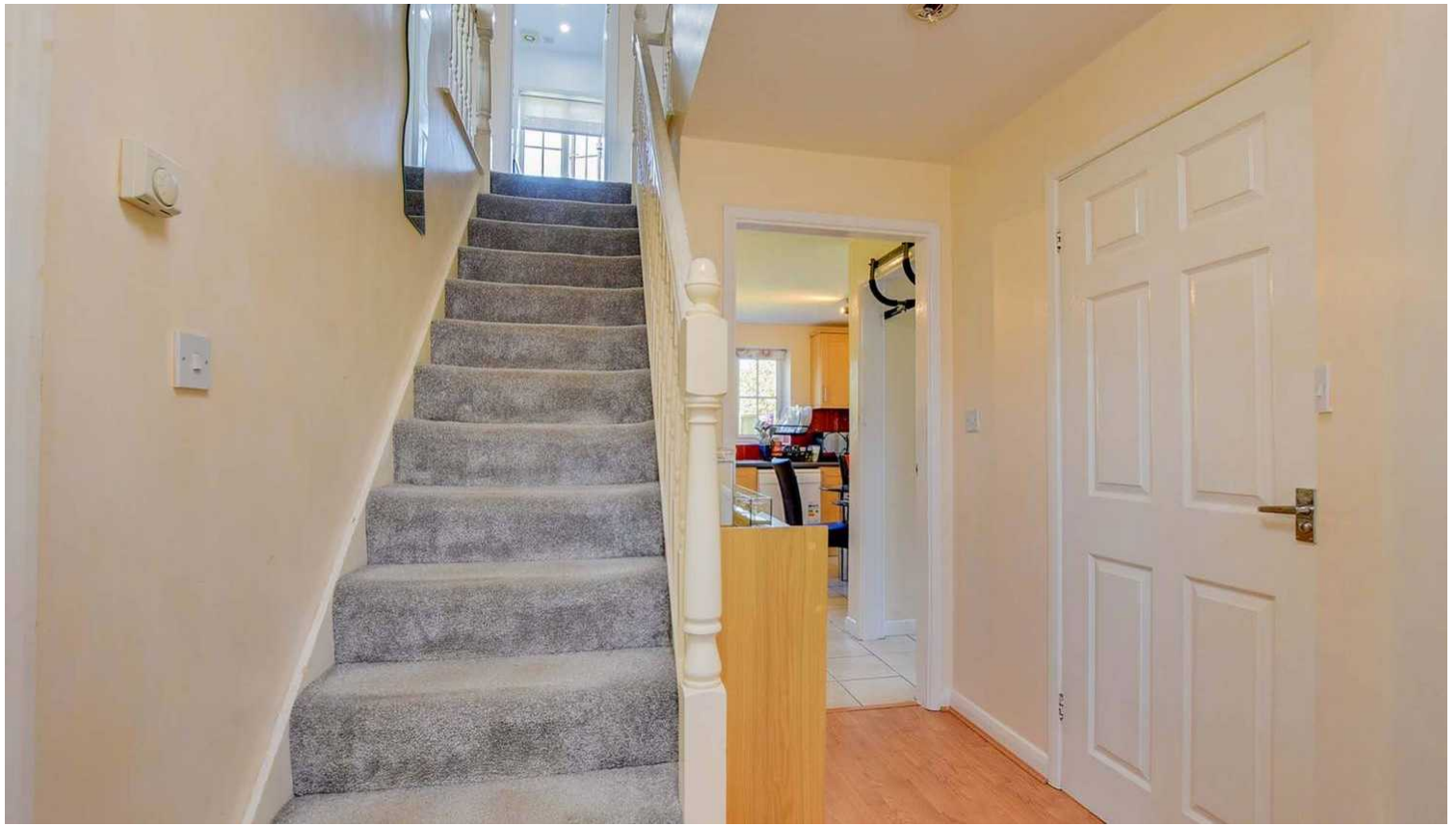


## Hardie Crescent, Braunstone Town

£380,000

A four bedroom DETACHED home in BRAUNSTONE TOWN with DRIVEWAY and a GARAGE.





**Entrance Hall**

With stairs to the first floor landing, laminate flooring and a radiator.

**WC**

5' 7" x 3' 2" (1.70m x 0.97m)

With a double-glazed window to the side elevation, WC, wash hand basin, tiled flooring and a radiator.

**Reception Room One**

15' 2" x 11' 2" (4.62m x 3.40m)

With a double-glazed window to the front elevation, Tv point and a radiator.

**Reception Room Two**

10' 1" x 9' 9" (3.07m x 2.97m)

With a double-glazed door to the conservatory, laminate flooring and a radiator.



**Conservatory**

11' 4" x 8' 8" (3.45m x 2.64m)

With double-glazed door the garden, tiled flooring and a radiator.

**Kitchen Dining Room**

14' 0" x 9' 7" (4.27m x 2.92m)

With a double-glazed window to the rear elevation, a sink and drainer unit with a range of wall and base units with work surfaces over, double oven, gas hob, extractor hood, dishwasher, vent for a tumble dryer, pantry, tiled flooring and a radiator.





### Utility Room

5' 8" x 5' 0" (1.73m x 1.52m)

With a double-glazed door to the side elevation, plumbing for a washing machine, wall mounted boiler, tiled flooring and a radiator.

### First Floor Landing

With an airing cupboard and loft access.

### Bedroom One

12' 4" x 11' 3" (3.76m x 3.43m)

With a double-glazed window to the front elevation, fitted wardrobes and a radiator.

### En-Suite Shower Room

8' 1" x 3' 3" (2.46m x 0.99m)

With a tiled shower cubicle, wash hand basin, WC, extractor fan and a radiator.

### Bedroom Two

13' 0" x 9' 8" (3.96m x 2.95m)

With a double-glazed window to the front elevation, fitted wardrobes and desk, laminate flooring and a radiator.

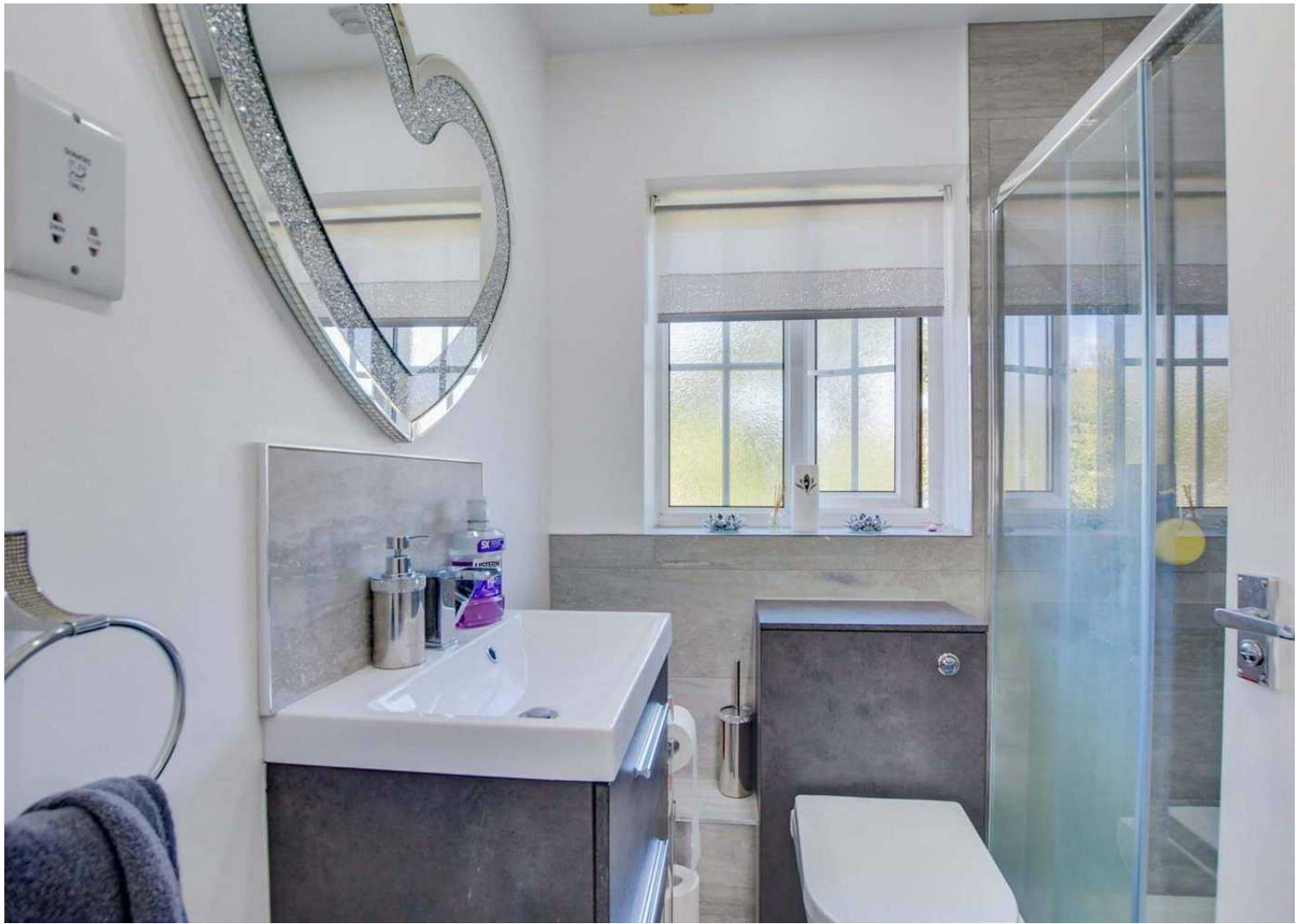
### Bedroom Three

9' 0" x 8' 1" (2.74m x 2.46m)

With a double-glazed window to the rear elevation, built-in wardrobes, laminate flooring and a radiator.









### **Bedroom Four**

9' 10" x 7' 10" (3.00m x 2.39m)

With a double-glazed window to the rear elevation, laminate flooring and a radiator.

### **Shower Room**

6' 2" x 5' 7" (1.88m x 1.70m)

With a double-glazed window to the rear elevation, a walk-in double shower cubicle with rainfall shower, WC, wash hand basin, shaver point, extractor fan, lino flooring and a heated towel rail.

### **Rear Garden**

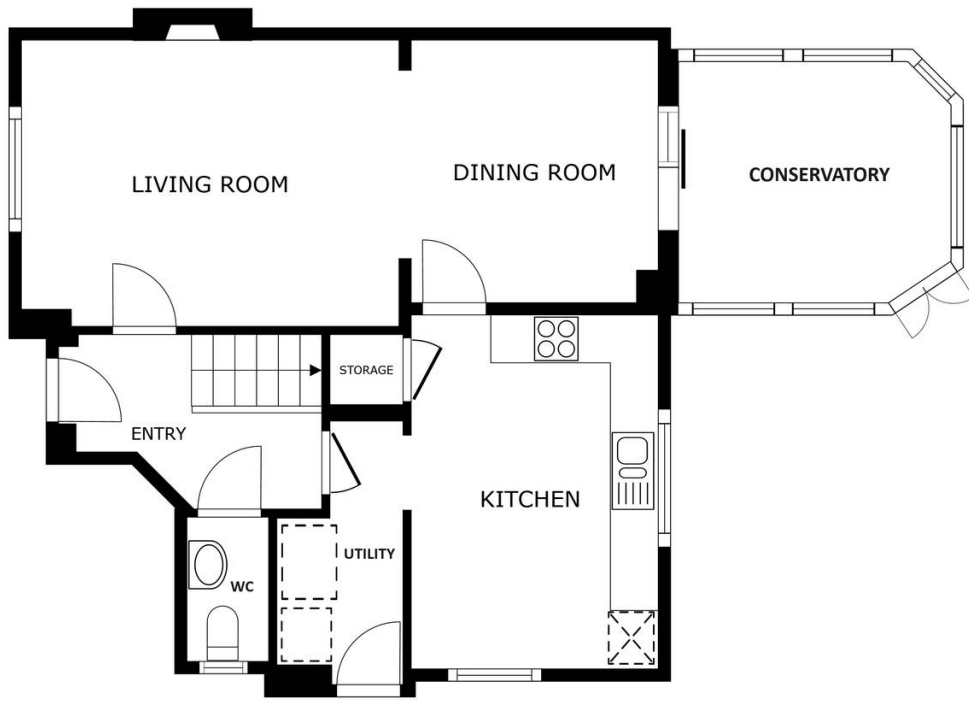
With a paved patio seating area, lawn, fencing to the side and rear, outside lighting, a side door to the garage and a gate to the side access.

### **Driveway**

Block paved driveway providing off-road parking.

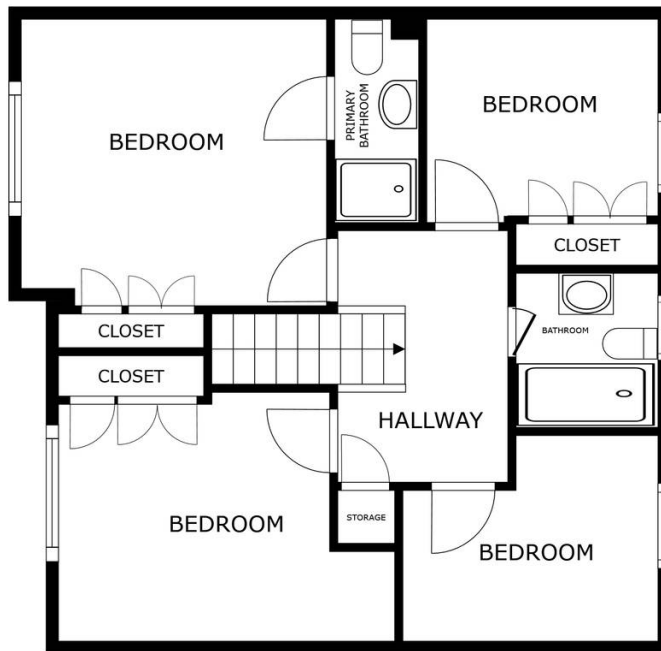
### **Garage**

16'5" x 8'6" With electric up and over door to the front elevation, power and lighting.



FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1 67.7 m<sup>2</sup> FLOOR 2 60.0 m<sup>2</sup>  
 TOTAL : 127.7 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 67.7 m<sup>2</sup> FLOOR 2 60.0 m<sup>2</sup>  
 TOTAL : 127.7 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





The property is conveniently situated for Fosse Park Retail Park with its shops and eateries and regular buses running to and from Leicester City Centre, with Enderby Park and Ride a short distance away. The property is also conveniently located for M1 & M69 motorway junctions and Meridian Leisure Park with popular restaurants, cinema and leisure facilities.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

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