



JAMES
SELICKS

142 BRAUNSTONE LANE

BRAUNSTONE, LEICESTER LE3 3RW

GUIDE PRICE: £350,000

Situated on a particularly deep plot, a spacious, three bedroom semi-detached property offered for sale with no upward chain.

Porch • entrance hall • front reception room • rear reception room • conservatory • refitted kitchen • rear lobby • cloakroom • three bedrooms • refitted bathroom • separate WC • sweeping driveway • car port • timber garage • deep lawned rear gardens • no chain • EPC - D

Location

Braunstone Lane is situated on the borders of Westcotes and the popular Western Park, located approximately a mile and a half to the west of Leicester city centre, providing convenient access to the professional quarters and mainline railway station, local day-to-day shopping can be found along the nearby Hinckley Road and Braunstone Gate, excellent local primary schooling and the M1/M69 motorway networks and Fosse Retail Park.

Accommodation

The property is entered via a porch with a uPVC double window and front door leading into an entrance hall with stripped floorboards, housing the stairs to the first floor and a useful cupboard beneath. The front reception room has a fireplace with marble hearth and back, ornate surround and a uPVC double glazed bay window to the front elevation. The rear reception room has oak flooring and sliding patio doors leading into the conservatory, of brick and uPVC construction, with double doors to the rear garden. The refitted kitchen has a range of grey eye and base level units, ample preparation surfaces, a stainless steel sink with mixer tap over, a Beko electric oven, four-ring gas hob with stainless steel/glass extractor over, an understairs storage area providing space and plumbing for an automatic washing machine, uPVC double glazed windows to the side and rear elevations. A rear lobby with a uPVC double glazed window to the side houses a boiler cupboard with Worcester wall mounted boiler within. A cloakroom provides a low flush WC and has a uPVC double glazed window to the side.

The first floor landing has a uPVC double glazed window to the side elevation and provides eaves storage. The master bedroom has a uPVC double glazed window to the front elevation. Bedroom two has a uPVC double glazed window to the rear elevation. Bedroom three has a uPVC double glazed window to the rear. The bathroom has a white three piece suite comprising a pedestal wash hand basin, a panelled bath and shower cubicle, chrome heated towel rail and a uPVC double glazed window to the rear elevation. A separate WC provides a white low flush suite and a uPVC double glazed window to the side.

Outside

To the front of the property is a sweeping tarmac driveway behind twin iron gates and picket fencing. Timber gates lead to a covered car port and a timber garage. To the rear of the property are deep, lawned gardens with block paved patio areas and shrubbed borders.

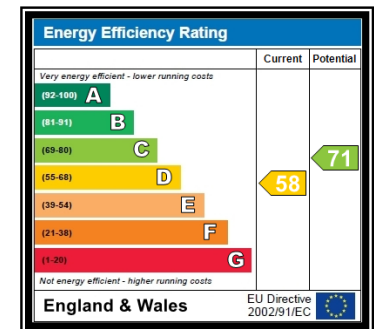
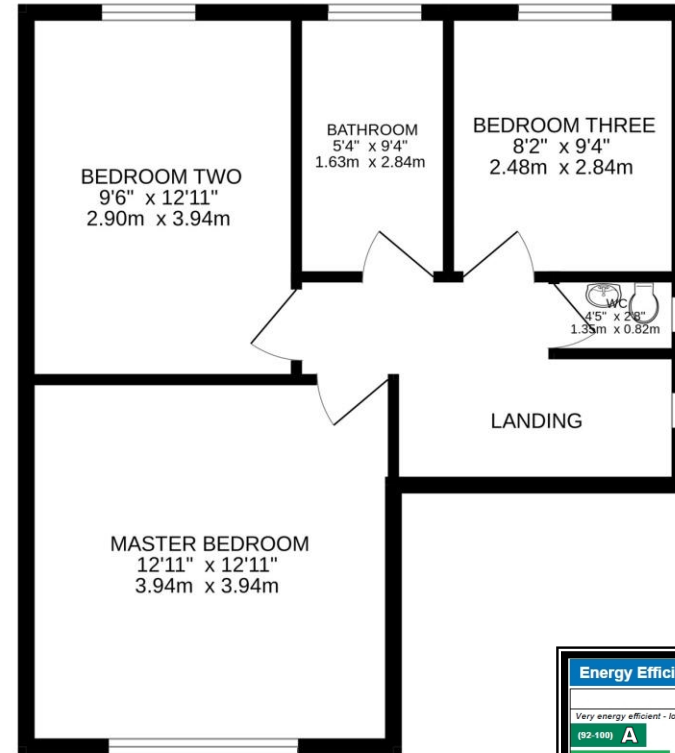
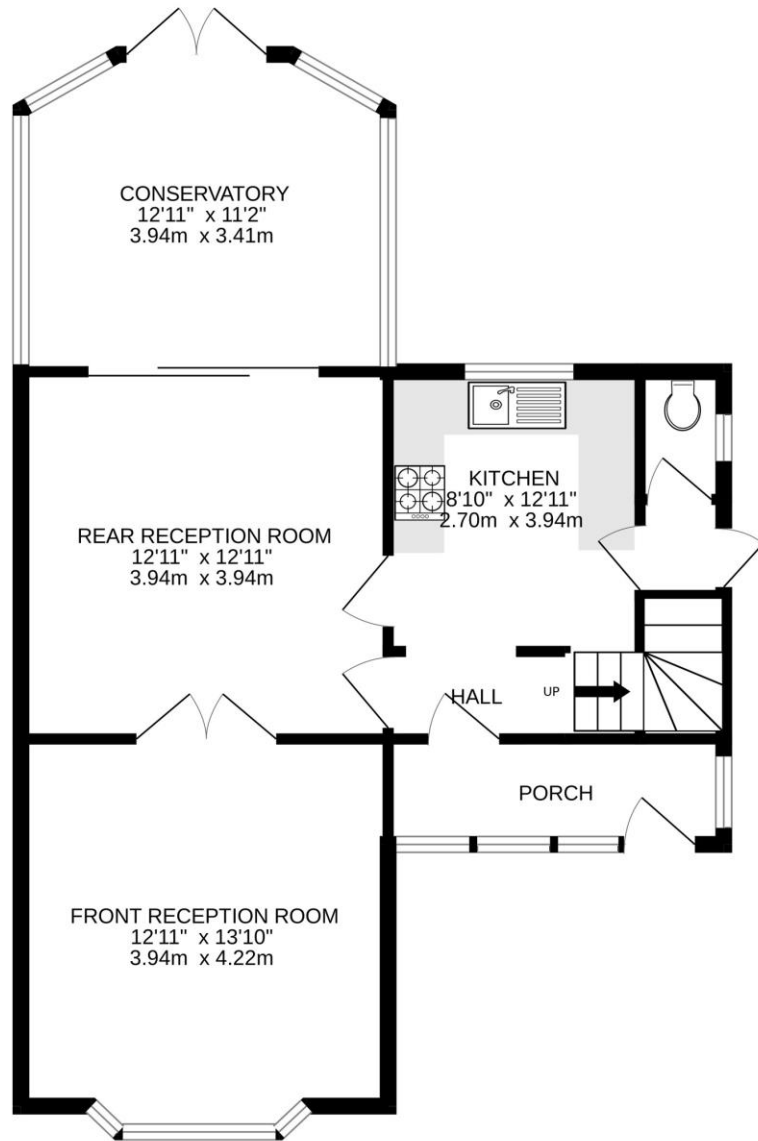
Tenure: Freehold

Local Authority: Blaby District Council, Tax Band: C









142 Braunstone Lane, Braunstone, Leicester LE3 2RW

Total Approximate Gross Internal Floor Area = 1177 SQ FT / 109 SQ M

Measurements are approximate.
Not to scale.
For illustrative purposes only.

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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