



Braunstone Lane, Leicester, LE3



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£290,000

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## Key Features

- Three Bedrooms Semi Detached Home
- Larger Than Normal Plot
- Popular Residential Location
- Two Reception Rooms
- Ground Floor WC
- Driveway For Multiple Cars
- EPC rating D
- Freehold





Boasting a replaced central heating boiler (Fitted 2023), fall in love with this traditional bay fronted semi detached home perfect for growing families and must be viewed in person to be truly appreciated. The layout includes an entrance porch and hallway, two reception rooms, kitchen, storage area/utility and wc, with the first floor offering three bedrooms (two of which benefit from built in wardrobes) and a modern bathroom. The plot offers a larger than average driveway offering parking for multiple vehicles with a sunny mainly laid to lawn garden to the rear. Just a short walk away from the local amenities and conveniently positioned for easy access to the M1 and City Centre, properties of this size, style and location very rarely come to the market and an early viewing is the

### Ground Floor

Upon entry to the property, you step into the entrance porch, with a characterful wooden door providing access to a welcoming hallway with a staircase rising to the first floor. The living room can be found at the front of the house with wood flooring, positioned around a feature fireplace and enjoying an abundance of natural light provided by a bay window to the front. The second reception room is perfect for formal dining occasions with french doors opening out into the rear garden. The kitchen is fitted with a range of units with an inset sink and drainer, space for appliances and built in pantry. Open access leads through to a useful utility/storage area as well as a modern fitted downstairs WC.

### First Floor

Moving upstairs the property boasts three bedrooms, two large double rooms with fitted wardrobes and a third single bedroom. The family bathroom completes the first floor with a shower over the bath, wash hand basin and wc, with complementary tiled surrounds.

### Outside

A particular feature of this traditional property is the substantial plot which affords a larger than average driveway to the front which provides off street parking for multiple vehicles. Gated access leads to the rear where a south facing larger than average garden which offers mature trees and hedging to borders and provides lots of space for growing families to enjoy. There is a paved seating area adjacent to the house perfect for outdoor entertaining and access to a garage.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Blaby District Council - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

### Viewing Arrangements

Viewings are strictly by appointment only.

### Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

### Making an Offer

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your





cooperation in this matter as this information will be required before a sale can be agreed.

### Agents Note

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. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

### Referrals

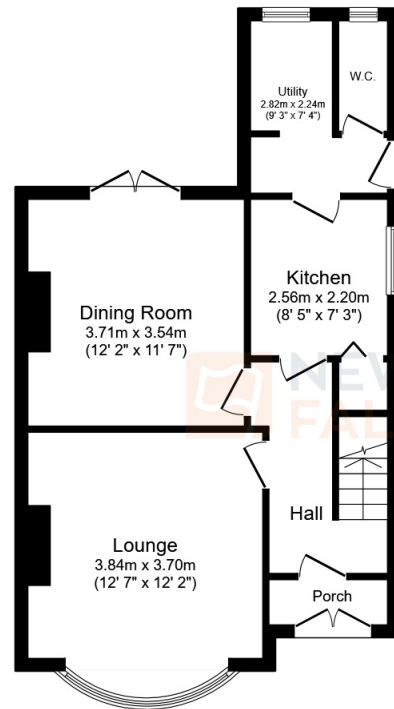
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Benjamin York at Chamelo to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

### Free Property Valuations

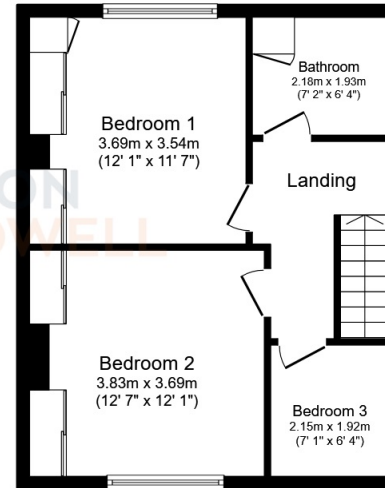
If you have a house to sell then we would love to provide you with a free no obligation valuation.







**Ground Floor**  
Floor area 50.9 m<sup>2</sup> (548 sq.ft.)



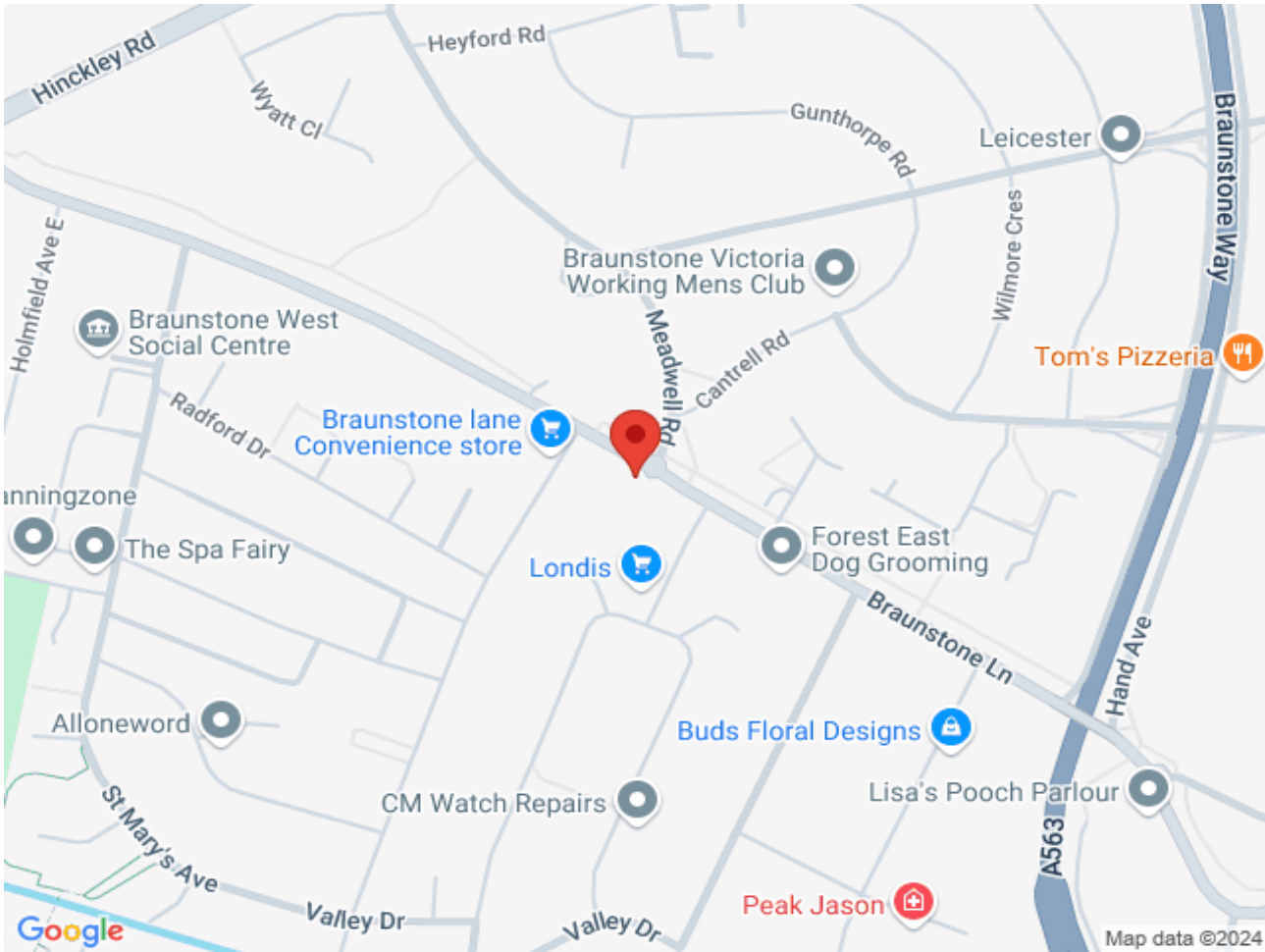
**First Floor**  
Floor area 44.2 m<sup>2</sup> (475 sq.ft.)

**TOTAL: 95.1 m<sup>2</sup> (1,023 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)







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