



Braunstone Lane, Leicester, LE3



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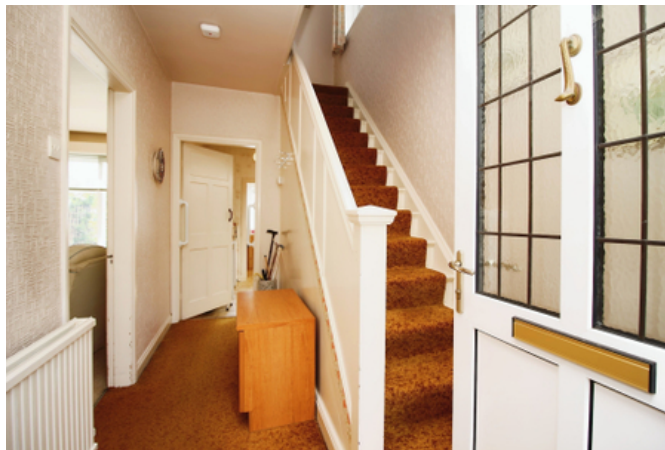
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£300,000



Key Features

- Three Bedrooms (Two Doubles & Single)
- Traditional Semi Detached Home
- Larger Than Average Frontage & Rear Garden
- Kitchen, Storage/utility Area & WC
- Popular Residential Location
- Available With No Upward Chain
- EPC rating TBC
- Freehold





HIGHLY DESIRED PLOT! - Occupying a set back position along this popular road, this three bedroom bay fronted semi detached property represents a rare and exciting opportunity for growing families to acquire a characterful home boasting enormous potential. Offered to the market with no upward chain, the layout includes an entrance hall, lounge diner, kitchen, storage/utility area and WC. Upstairs you will find three bedrooms (two doubles and a single) and contemporary fitted shower room. The plot offers a particularly private feel with the frontage having a driveway offering parking for multiple vehicles giving access to the garage, with lawned gardens to the front and rear. Just a short walk away from the local amenities and conveniently positioned for easy access to the park and ride, M1 and City Centre, properties of this size, style and location very rarely come to the market and an early viewing is therefore strongly recommended.

Ground Floor

Upon entry to the accommodation you step into the welcoming entrance hall offering a staircase rising to the first floor and doors to both the kitchen and the full length reception room affording ample space for both formal dining and comfortable sitting. Flooded with an abundance of natural light via a walk in bay window to the front elevation as well as sliding doors to the rear garden. There is also carpet flooring and a feature fireplace. The kitchen is fitted with a range of wall and base units with roll edge work surfaces, tiled splashbacks, sink and drainer with mixer tap and cooker and useful pantry. With dual aspect glazing and a door leading through to a useful storage/utility area offering space for appliances, access to a useful store and access to a ground floor WC.

First Floor

Moving upstairs there are three bedrooms to choose

from, two double bedrooms and one single bedroom. The master bedroom benefits from having built in wardrobes as well as a walk in bay window to the front elevation. The first floor is finished with a family shower room fitted with a three piece suite comprising a shower cubicle, wash hand basin and WC, with complementary tiled surrounds.

Outside

A particular feature of this traditional property is the larger than average plot which offers a driveway to the front providing off street parking for multiple vehicles and provides access to the garage MEASURING 4.54m x 1.91m which has power and lighting. There is also mature boundaries and a lawn area. To the rear is a particularly private larger than average lawned garden which offers mature trees and shrubs and provides lots of space for growing families to enjoy. There is a paved seating area adjacent to the house, perfect for outdoor sitting.

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 firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.



Referrals

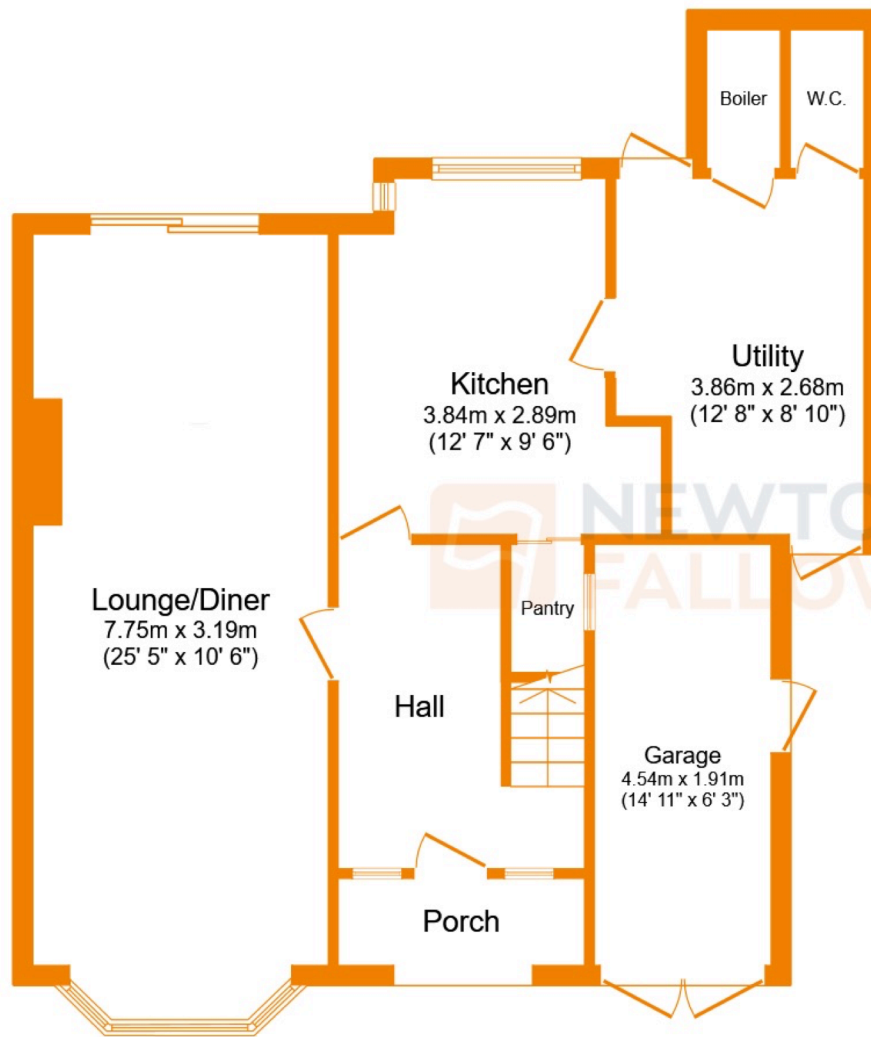
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Benjamin York at Chamelo to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require 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

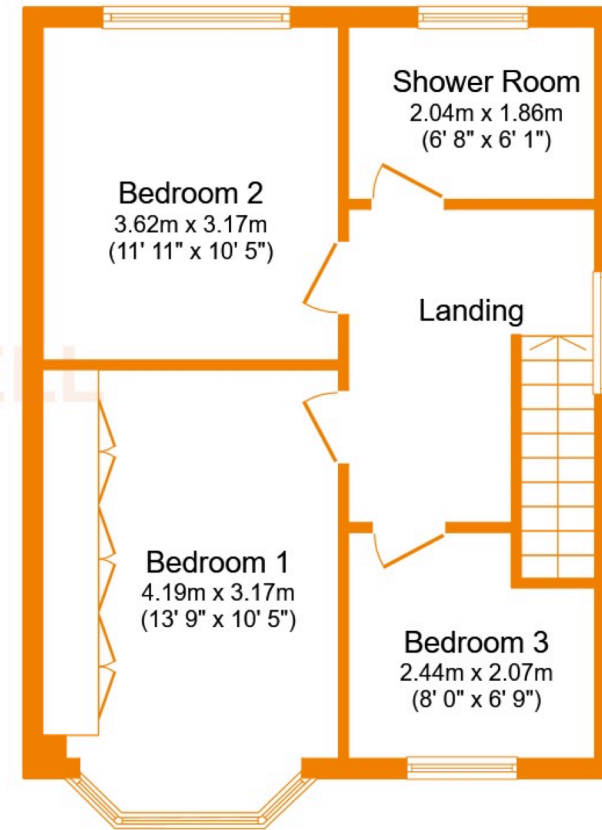
If you have a house to sell then we would love to provide you with a free no obligation valuation.







Ground Floor



First Floor

