



Braunstone Lane, Leicester, LE3

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£325,000



Key Features

- Available With No Upward Chain
- Three Well Proportioned Bedroom
- Traditional Semi Detached Family Home
- Two Reception Rooms & Conservatory
- Larger Than Normal Rear Garden
- Downstairs WC
- EPC rating TBC
- Freehold





CHARACTERFUL HOME WITH INCREDIBLE POTENTIAL! - Occupying a set back position along this popular road, this traditional three bedroom bay fronted semi detached property represents a rare and exciting opportunity for growing families to acquire a characterful home boasting enormous potential for extension and renovation. Offered to the market with no upward chain, the layout includes an entrance porch, two hallways, two reception rooms, conservatory, kitchen, storage/utility area and WC. Upstairs you will find three bedrooms (two doubles and a single), shower room, WC and study. The plot offers parking giving access to the carport, with extensive gardens to the rear. Just a short walk away from the local amenities and conveniently positioned for easy access to Fosse Park Shopping, M1 and City Centre, properties of this size, style and location very rarely come to the market.

Ground Floor

Upon entry to the accommodation you step into the entrance porch with a glazed door leading through to the welcoming entrance hall presented with characterful wood flooring and offering a useful storage cupboard and staircase rising to the first floor. A door leads through to the inner hallway giving access to the majority of the downstairs accommodation with access to a pantry with shelving. The primary reception room is flooded with natural light via a bay window, with traditional picture rails and carpet flooring. The second reception room is presented with carpet flooring and offers a walk in bay window with glazed door leading through to the conservatory providing additional downstairs living space and two sets of doors to the garden. The kitchen is fitted with a range of wall and base units with an inset 1.5 sink and drainer, built in fridge and built in double oven. A open storage area and guest WC complete the downstairs layout

First Floor

Moving upstairs the property enjoys a traditional three-bedroom layout, with two sizeable double

bedrooms both with built in wardrobes and a third single bedroom offering ample space for bed, wardrobe and desk. The family bathroom is fitted with a two piece suite comprising a bath with shower and wash hand basin, with built in storage and dual aspect glazing. A separate WC can be found adjacent. Completing the first floor is the useful home office offering a window to the front elevation.

Outside

A particular selling feature of the accommodation is the larger than normal plot measuring approximately 1/2 acre. To the front of the property is a driveway behind twin iron gates and picket fencing. Timber gates lead to a covered car port measuring 7.99m x 3.64m and boasting light, power and an electric door. To the rear of the property is the garden split into numerous sections and offering ample space for families to enjoy. Enjoying a paved area adjacent to the accommodation ideal for sitting, feature pond, lawned areas, variety of plants and shrubbery, greenhouse and sheds and vegetable patch.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Blaby District Council - Tax Band C. 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.



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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

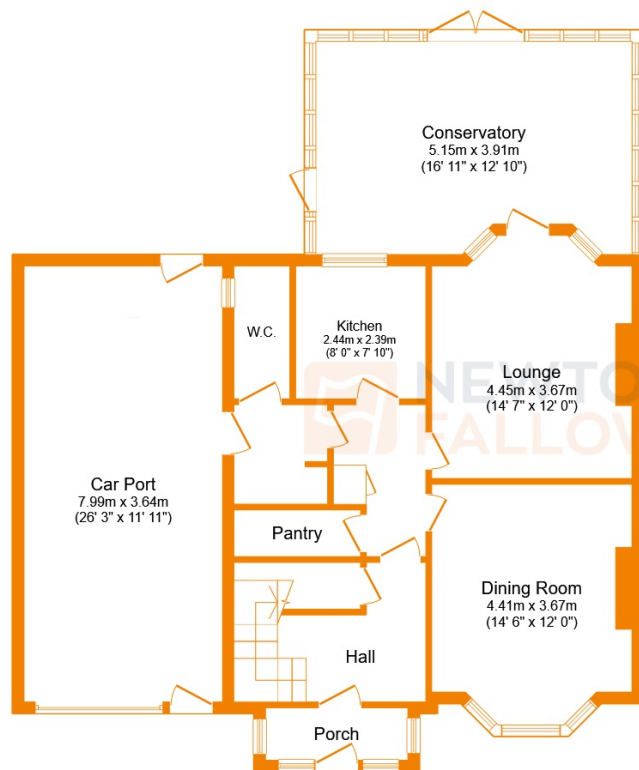
referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

Free Property Valuations

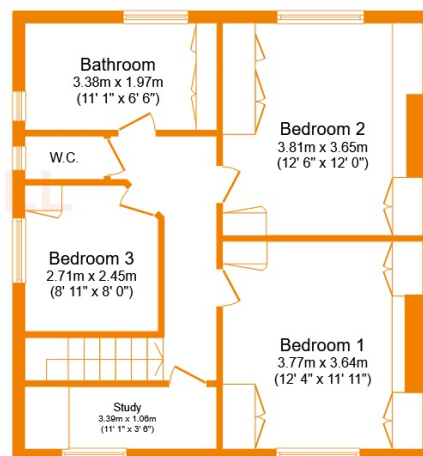
If you have a house to sell then we would love to provide you with a free no obligation valuation.







Ground Floor



First Floor

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0116 366 5666
lfe@newtonfallowell.co.uk