



Braunstone Lane, Leicester, LE3

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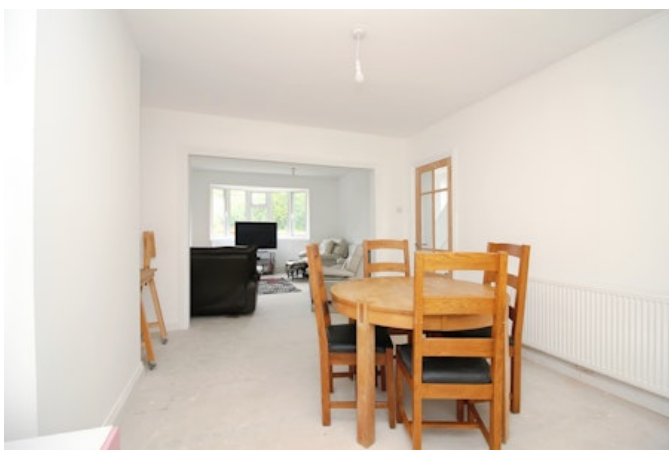
Offers over £300,000



Key Features

- Four Bedrooms
- Extended Semi Detached Home
- Larger Than Normal Corner Plot With Potential For Extension.
- Driveway & Garage Set at Rear
- Popular & Convenient Location
- Modernised Breakfast Kitchen & Utility Area
- EPC rating C
- Freehold





AMAZING POTENTIAL FOR EXTENSION! – Walk in and be surprised by this traditional bay fronted semi detached home perfect for growing families. Benefiting from an upgraded central heating boiler fitted in 2023, the neutrally decorated layout includes an entrance hallway, living room open with the dining room, conservatory, modern kitchen and utility area, with the first floor offering four bedrooms and a modern bathroom. The larger than normal plot boasts incredible potential for extension subject to necessary consent, with front and rear gardens as well as a driveway and garage set at the rear. Just a short walk away from the local amenities and conveniently positioned for easy access to the M1 and City Centre, an early viewing is highly recommended.

Ground Floor

Upon entering the property, you are welcomed by a neutrally decorated entrance hallway offering a staircase rising to the first floor, useful storage cupboard and wood effect flooring. The living room is flooded with an abundance of natural light provided by a walk in bay window to the front elevation and enjoys an open plan layout with the dining room, perfect for formal occasions. From the dining room, you can access the conservatory, offering additional downstairs space. The kitchen has been fitted with a modern range of wall and base units with complementary work surfaces over, space for appliances, inset sink and drainer and breakfast bar. With a door to the garden and access to the utility area providing further storage and space for two appliances.

First Floor

Moving upstairs you will find four bedrooms, three of which are doubles and a practical fourth single bedroom. A family bathroom completes the first floor boasting a modern three piece suite comprising a bath with shower over, wash hand basin and WC, with

complementary tiling. There is also access to the loft space via a hatch in the second bedroom with a drop down ladder and some boarding.

Outside

A particular feature of this traditional property is the substantial plot which provides incredible potential for extension and renovation subject to necessary consent. There is a front garden boasts the potential to be converted into off road parking subject to necessary consent similar to the neighbouring property. Gated access leads to the rear where a decking area can be found adjacent to the accommodation ideal for outdoor sitting and entertaining. There is also an area of lawn and driveway providing off road parking and giving access to a detached garage with an attached storage.

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.

Referrals

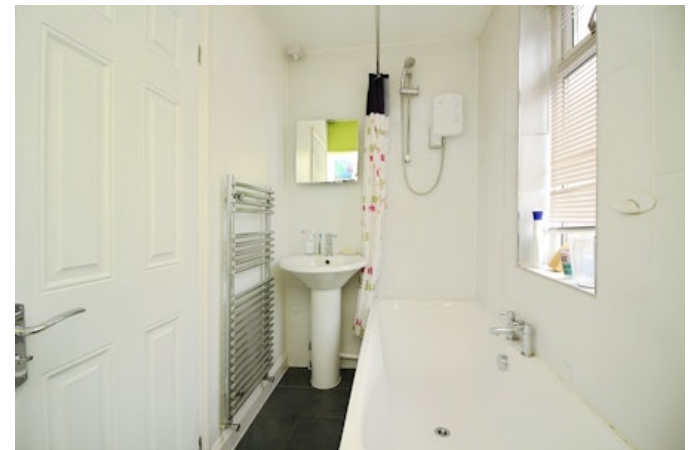
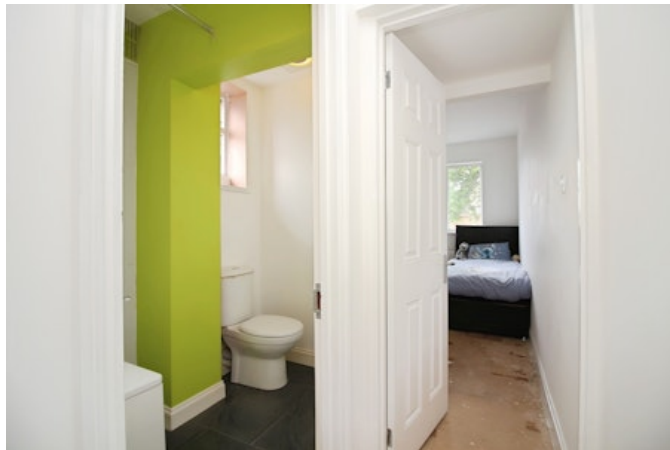
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle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

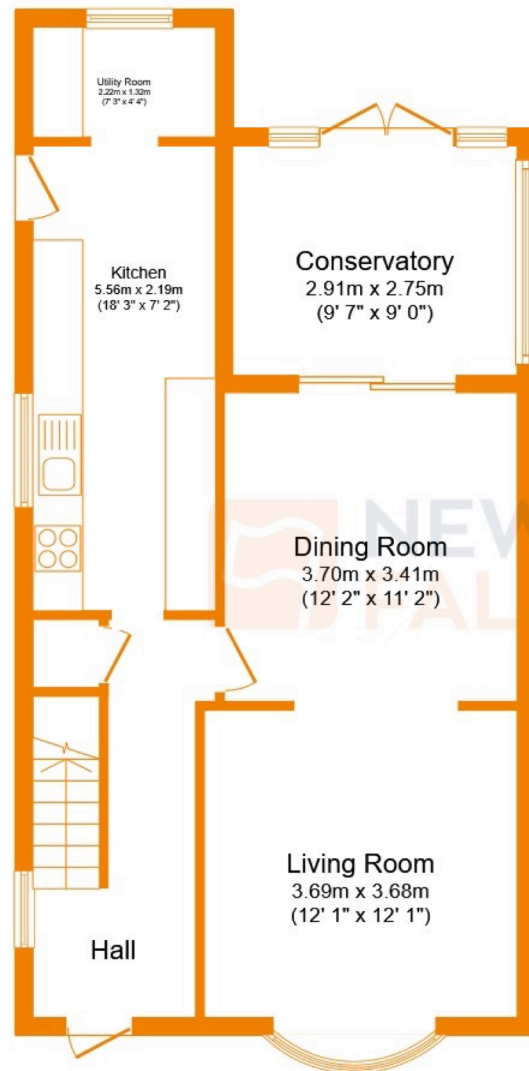
Free Property Valuations

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









Ground Floor



First Floor



 **NEWTON FALLOWELL**

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