



Mossdale Road, Braunstone Town,
LE3



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Guide price £289,950



Key Features

- Three Bedroom Semi Detached Home
- Larger Than Average Corner Plot
- Driveway & Single Garage
- Available With No Upward Chain
- Two Reception Rooms & Conservatory
- Popular Residential Location
- EPC rating TBC
- Freehold





SUBSTANTIAL CORNER PLOT! - Offered to the market with no upward chain, this three bedroom semi detached home enjoys a larger than average plot boasting the potential for extension and renovation subject to necessary consent and would make an ideal home for growing families. The gas centrally heated and double glazed accommodation includes an entrance hall, lounge through to dining room, kitchen and conservatory. The first floor gives access to three practical bedrooms and a bathroom. The plot enjoys a driveway giving access to the garage, with gated access to a split level garden. The property is well placed for access to the M1/M69 motorways and A46 and is within close proximity to the local schools, Meridian Business Park, Meridian Leisure Park and Fosse Park Shopping. A viewing is strongly recommended to avoid disappointment.

Ground Floor

Upon entry to the accommodation you step into the welcoming entrance hallway with a staircase rising to the first floor and a door leading through to the primary reception room flooded with an abundance of natural light provided by two dual aspect glazed windows. Open access leads through to the formal dining room. The kitchen is fitted with a range of wall and base units with complementary work surfaces over, built in oven, hob with hood, inset sink and drainer and space for appliances and unit lighting. A door leads through to the conservatory extension, with dual aspect glazing and doors opening out into the rear garden.

First Floor

Moving upstairs you will find three bedrooms, two of which are comfortable doubles and enjoy the use of built in wardrobes. Completing the first floor is the family bathroom fitted with a three piece suite comprising a bath with shower over, wash hand basin and WC, with complementary tiling.

Outside

A standout feature of this property is its unusually large corner plot, offering exceptional potential for extension (subject to relevant permissions). The larger than normal plot includes a driveway providing off-road parking and access to the garage. Gated side access leads to a particularly private rear garden, which enjoys a raised patio area, perfect for outdoor entertaining alongside a lawned section and additional low-maintenance areas. A side door also offers convenient access to the garage directly from the garden.

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?

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these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

Agents Note

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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 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.

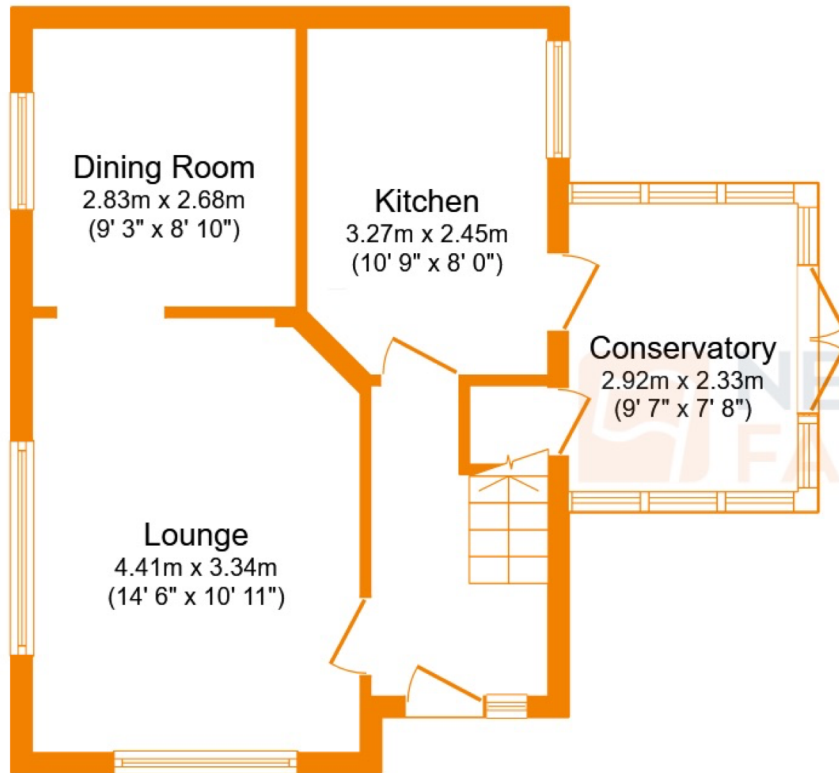
Free Property Valuations

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

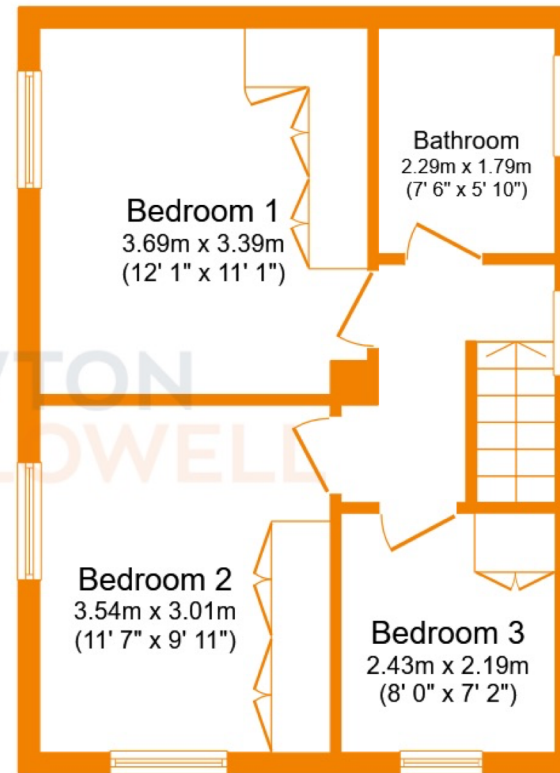




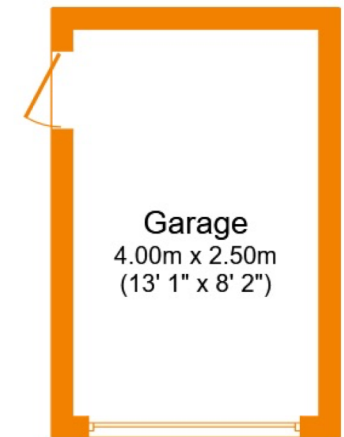




Ground Floor



First Floor



Garage



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