



Braunstone Lane, Leicester, LE3



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£299,950



## Key Features

- Three Bedrooms
- Traditional Semi Detached Home
- Larger Than Average Plot With Parking For Multiple Cars
- Landscaped Garden to Rear
- Extended Across Rear
- Popular & Convenient Location
- EPC rating TBC
- Freehold







Boasting an extension to the rear, this traditional semi detached home represents an exciting opportunity for families to acquire a forever home along the popular Braunstone Lane. Having been occupied by the same owners for many years and benefiting from gas central heating, the layout includes an entrance hall, enlarged reception room, dining room, kitchen and shower room, with the first floor offering three bedrooms. The plot boasts a larger than average driveway offering parking for multiple vehicles with a mainly laid to lawn garden to the rear with a raised decking area perfect for outdoor entertaining. 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 therefore strongly recommended to avoid disappointment.

### Ground Floor

Upon entering the home, you are greeted by a welcoming entrance hall with a staircase rising to the first floor. To the right, the extended, full-length reception room provides a spacious and comfortable area for family living and relaxation, featuring French doors that open directly to the rear garden.

Double doors lead into the formal dining room, which flows seamlessly into the kitchen, creating an open-plan feel that's ideal for entertaining. The kitchen is well-equipped with a range of wall and base units, complemented by a built-in double oven, hob with extractor hood, sink with drainer, and space for additional appliances.

Completing the ground floor is a modern shower room, fitted with a three-piece suite including a shower cubicle, wash hand basin, and WC, all set against complementary tiling.

### First Floor

Upstairs, you'll find three bedrooms, including two

comfortable doubles. There's also excellent potential to reconfigure the layout to create a bathroom alongside three bedrooms, offering added flexibility for future needs. The third bedroom includes a built-in cupboard that houses the gas central heating boiler.

### Outside

A particular feature of this traditional property is the substantial plot which affords a larger than average driveway to the front providing off street parking for multiple vehicles. To the rear is a larger than average garden offering a raised & screened decking area providing the perfect space for outdoor sitting and entertaining.

### 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

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer







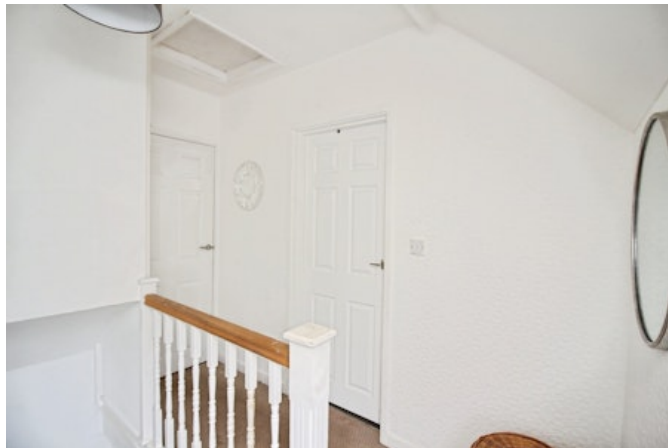
accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) 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

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 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

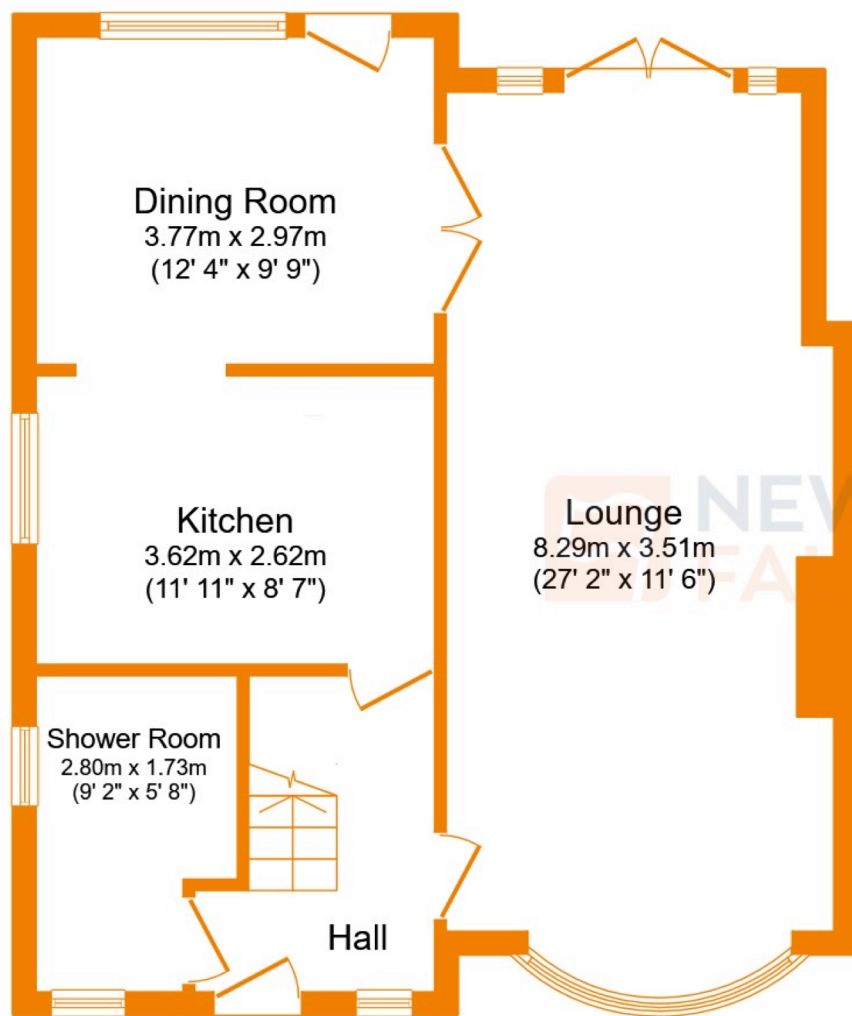
If you have a house to sell then we would love to provide you with a free no obligation valuation.



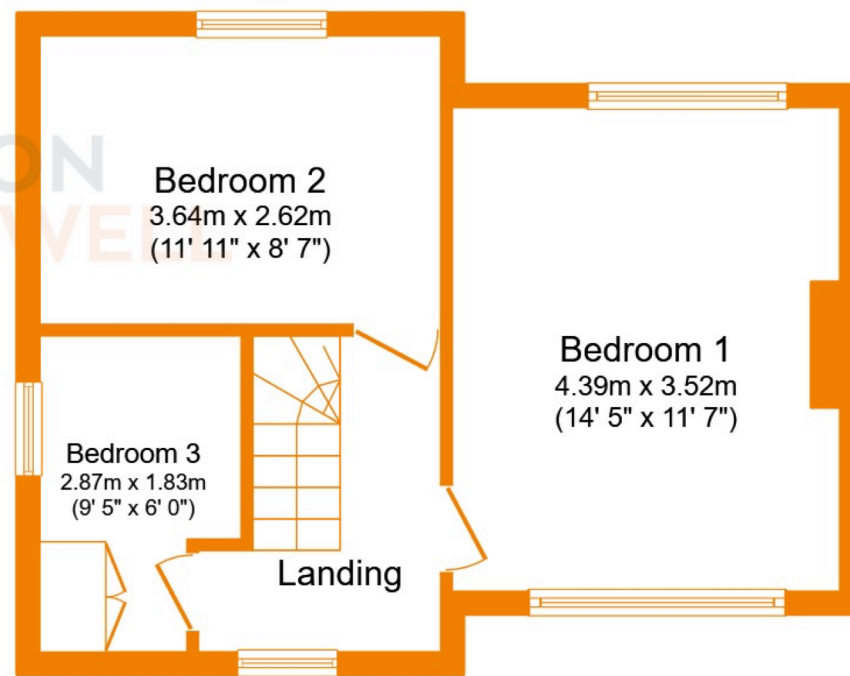








Ground Floor



First Floor



