



Rose Farm Close, Braunstone, LE3

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OIRO £240,000



Key Features

- Three Bedrooms
- Semi Detached Home
- Modern Fitted Breakfast Kitchen
- Solar Panels to Roof
- Ground Floor WC
- Corner Plot With Driveway & Garage
- EPC rating C
- Freehold





Situated within walking distance of Braunstone Park, this three bedroom semi detached home is perfect for those in search of more space. Ideally located for easy access to the M1/M69, Leicester City Centre, Fosse Park and Meridian Leisure, the layout includes an extended entrance porch, modern breakfast kitchen, guest WC, lounge diner and conservatory. To the first floor are three well proportioned bedrooms and a family shower room. The corner plot offers a driveway providing off road parking giving access to a single garage, with a garden at the rear. Offering gas central heating, and double glazing and doors throughout, an early viewing is recommended to avoid disappointment.

Ground Floor

The internal accommodation briefly comprises a useful porch leading into the entrance area with a staircase rising to the first floor and access to the modern kitchen, fitted with handleless wall and base units, contemporary work surfaces, a range of quality integrated appliances, and an island with breakfast bar. The ground floor also offers a spacious dual-aspect lounge with a feature fireplace and a conservatory to the rear, providing additional living space.

First Floor

Moving upstairs, a light and airy landing gives access to three well-proportioned bedrooms, with the master bedroom benefiting from built-in wardrobes. Completing the first-floor accommodation is a family shower room, fitted with a tiled shower cubicle, low flush WC, and a pedestal wash hand basin.

Outside

Externally, the property benefits from mature front gardens and a side driveway providing off-road parking for several vehicles, leading to a detached concrete garage. To the rear, there is a low-maintenance garden laid mainly to patio and gravel,

offering a pleasant outdoor space to relax and entertain.

Location

Situated in a cul-de-sac location, Rose Farm Close offers a residential setting within the popular Braunstone area of Leicester. The property is conveniently positioned for access to a range of local amenities, including shops, schools, and parks, with Fosse Park Shopping Centre and the M1/M69 motorway network just a short drive away. Excellent public transport links also provide easy access to Leicester city centre, making this an ideal location for families and commuters alike.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Leicester - Tax Band A. 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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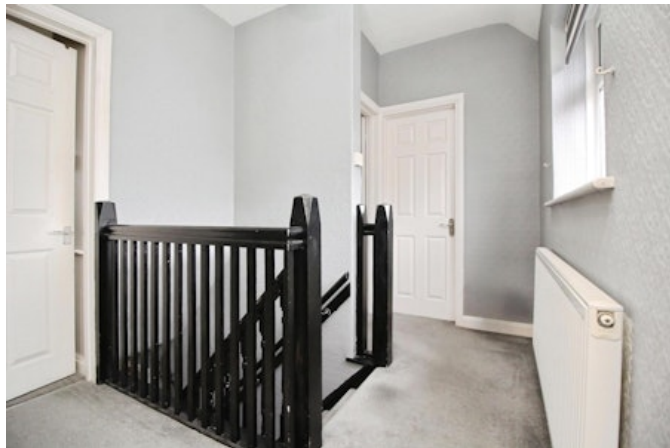
accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) 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

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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.

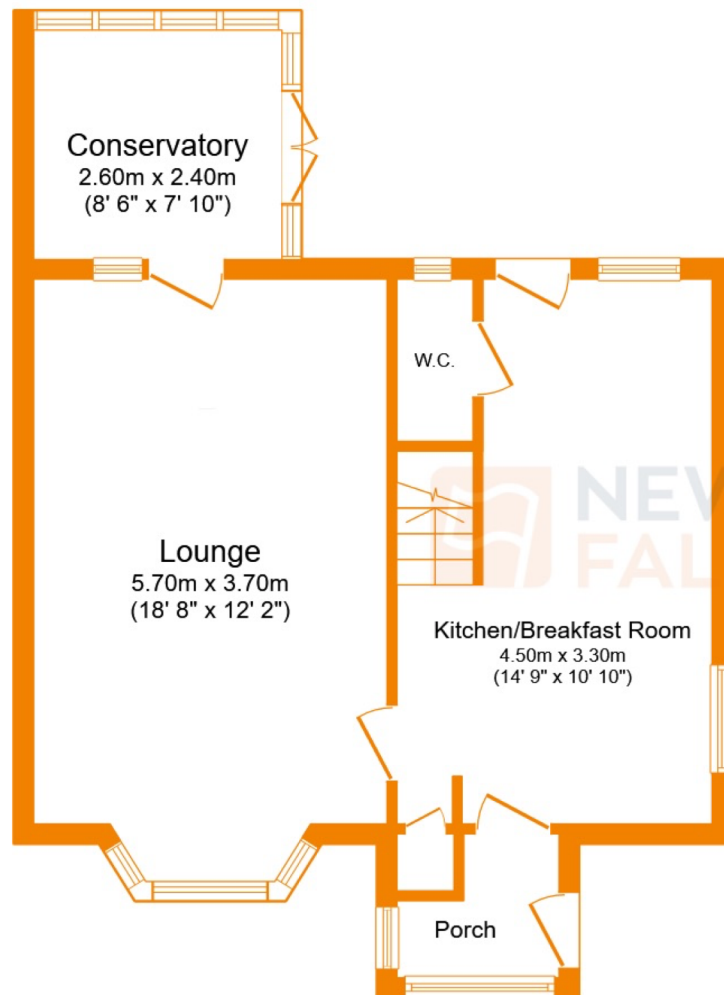


Free Property Valuations

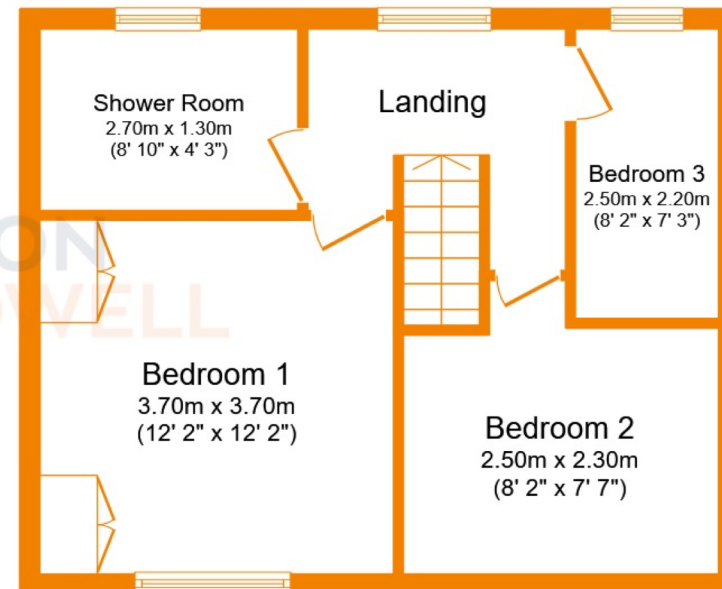
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Ground Floor



First Floor

