



Stonehurst Road, Braunstone
Town, LE3



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£359,950

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Key Features

- Five Bedrooms
- Extended Semi Detached Home
- Re-fitted Kitchen, Shower Room & Bathroom
- Within Walking Distance to Local Schooling
- Perfect For Growing Families
- Gas Central Heating & Double Glazing





Having undergone a program of refurbishment, this extended semi detached family home is conveniently positioned for access to major road links as well as being situated within walking distance to local schooling. The gas centrally heated and enlarged accommodation includes an entrance hall, two reception rooms, conservatory, re-fitted kitchen and downstairs contemporary shower room. Moving upstairs you will find five bedrooms, modernised bathroom and separate WC. The plot enjoys parking to front with access to the integral garage, with a private garden and garage to the rear. An early viewing is strongly recommended to avoid disappointment.

Ground Floor

Upon entering the home, you are welcomed into an inviting entrance hall with a staircase rising to the first floor and a door leading to the primary reception room, filled with natural light from a characterful half bay window. Open access flows into the formal dining room, which features sliding doors to the conservatory, providing additional sitting space ideal for relaxing or entertaining.

A particular highlight is the modernised kitchen, fitted with a range of wall and base units, complementary work surfaces, a sink and drainer, space for a cooker with fitted hood, and further space for appliances. A rear lobby gives access to the garage, rear garden, and a refurbished downstairs shower room, updated by the current owners.

First Floor

Moving upstairs, the landing provides access to five well-proportioned bedrooms, each offering practical space for family living. The modern bathroom features a bath with shower over, wash hand basin, and a heated towel rail, while a separate WC is conveniently located adjacent.

Outside

Situated just a short drive away from Fosse Park Shopping and motorway links, outside there is a driveway to the front providing off street parking with access to the integral garage with light, power, electric door and internal access to the house. A detached garage can be found alongside a lawned and paved areas.

Location

Located in the popular area of Braunstone Town, Stonehurst Road offers a convenient and well-connected setting close to a range of local shops, schools, and parks. Fosse Park and Braunstone Park are just minutes away, providing great shopping and outdoor leisure options.

With easy access to the M1, M69, and Leicester city centre, this location is ideal for commuters and families alike, offering a perfect balance of suburban peace and city convenience.

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.

Making an Offer

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Agents Note

"We are required by law to conduct anti-money





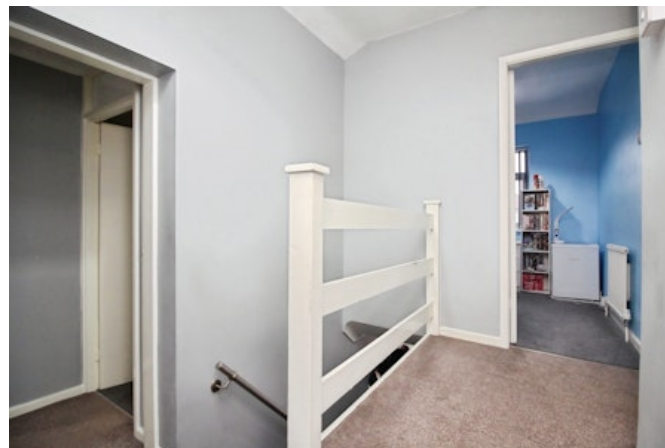
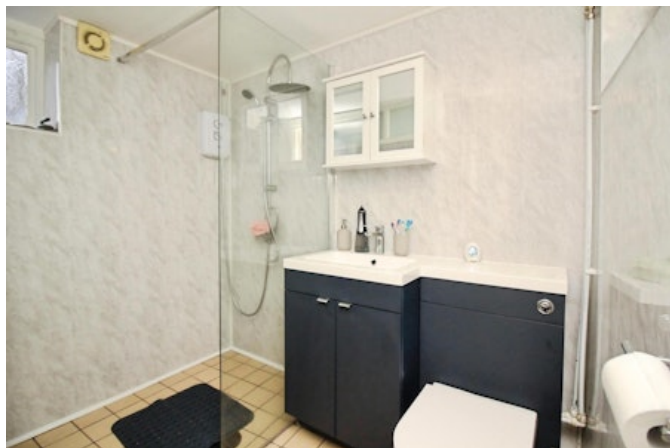
laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale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

Referrals

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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.



