



Winstanley Drive, Braunstone, LE3



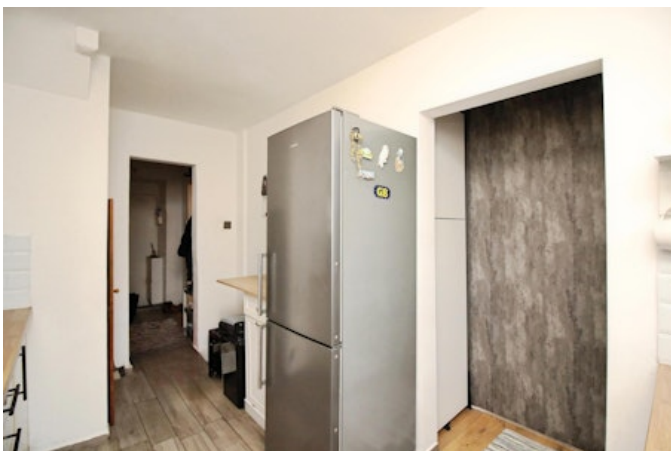
£259,950



Key Features

- Three Practical Bedrooms
- Traditional Semi Detached Home
- Modernised Interior
- Refurbished Kitchen & Bathroom
- Gas Central Heating (Boiler Fitted 2023)
- Within Walking Distance to Local Schooling
- EPC rating D
- Freehold





Situated within walking distance of local schooling and Braunstone Park, this traditional 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 refurbished layout includes an entrance hall with useful store, full length lounge diner with built in wardrobes, modern kitchen with access to a utility area. To the first floor are three well proportioned bedrooms and a family bathroom. The plot offers hard standing to the front, with a low maintenance garden at the rear. Offering gas central heating (boiler fitted 2023), and double glazing and doors throughout, an early viewing is recommended to avoid disappointment.

Ground Floor

Upon entering the home, you are welcomed into a bright entrance hall featuring built-in wardrobes and a staircase rising to the first floor. The full-length reception room is enhanced by replaced wood-effect flooring, built-in storage, and French doors that open out to the rear garden. The kitchen is fitted with a modern selection of wall and base units, complemented by stylish work surfaces and brick-effect tiled splashbacks. Additional features include a built-in oven, hob with extractor hood, sink and drainer with mixer tap, a wall-mounted boiler installed in 2023, and space for appliances. Adjacent to the kitchen, the utility area offers extra storage and room for a further appliance.

First Floor

Moving upstairs, the landing leads to three well-proportioned bedrooms, with the master offering a comfortable double space. The second bedroom includes a charming built-in children's mezzanine, adding a fun and practical feature that makes this home ideal for families. Completing the first floor is a modern bathroom fitted with a three-piece suite, including a bath with shower over, wash hand basin

with storage beneath, and WC, complemented by part-tiled surrounds and a heated towel rail. The landing also benefits from a built-in storage cupboard.

Outside

The plot firstly offers hardstanding to the front with a pathway leading to the front door. Gated access to the side leads to a low maintenance garden perfect for outdoor sitting and entertaining. With fencing to boundaries and provisions for a hot tub.

Location

Winstanley Drive 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 City Council - 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.

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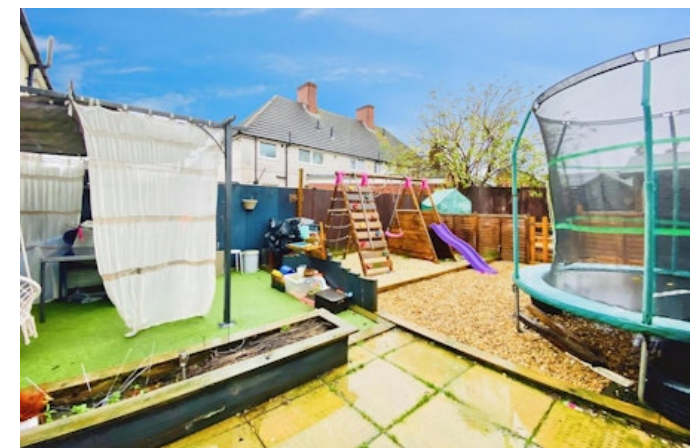
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you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and 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.

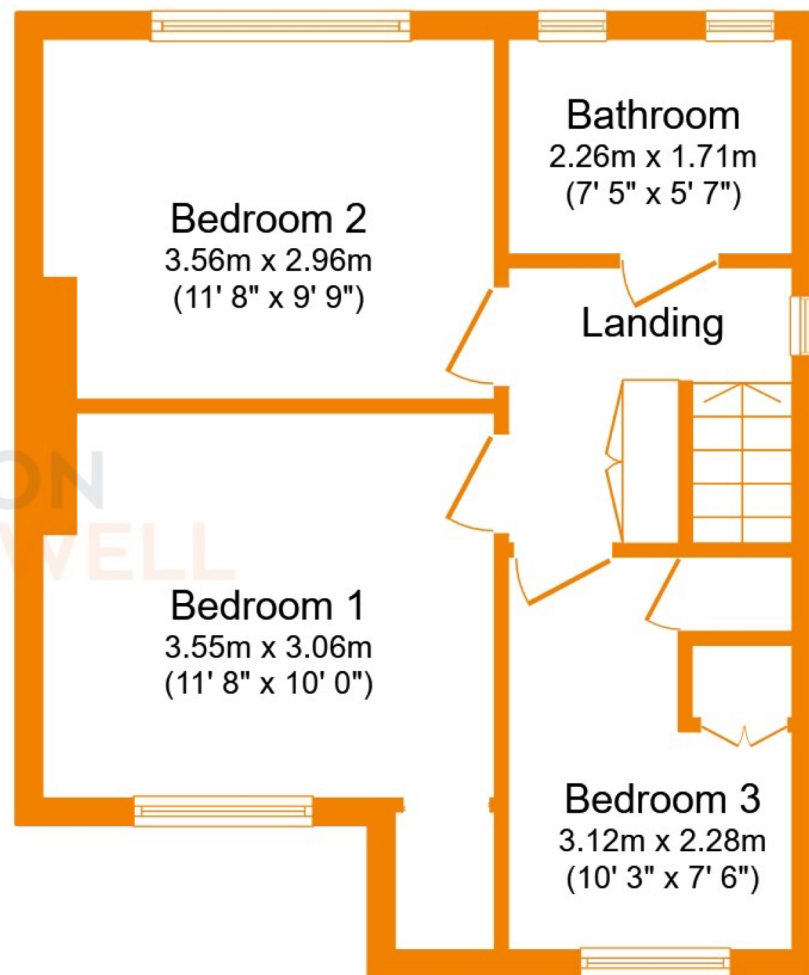
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Ground Floor



First Floor



 **NEWTONFALLOWELL**