

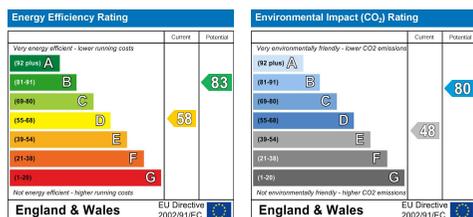


Edward Avenue, Braunstone Town
Leicester, Leicestershire, LE3 2PD

NEWTONFALLOWELL 

**Edward Avenue, Braunstone Town
Leicester, Leicestershire, LE3 2PD
Guide Price £285,000**

Extended to the side and rear, walk in and be surprised by this traditional bay fronted home ideal for growing families and demands an internal inspection to fully appreciate the position and plot. Boasting the potential for someone to add their own stamp to the property, the gas centrally heated and double glazed layout includes an entrance hallway, ground floor WC, dining room, extended lounge and kitchen. To the first floor are four double bedrooms and bathroom. The plot enjoys parking to front with access to the 35 ft garage, with a mainly laid to lawn at the rear. Benefiting from the use of privately owned solar panels, an early viewing is strongly recommended to avoid disappointment.



Accommodation

Front entrance door opens into the:

Entrance Hallway

Presented with tiled flooring, the entrance hallway offers a staircase rising to the first floor, central heating radiator, storage cupboard under the stairs and access to all of the downstairs accommodation.

Ground Floor WC

Dining Room

11'5" not into bay x 12'8" (3.48m not into bay x 3.86m)

Enjoying light provided by a walk in bay window to the front elevation, the primary reception room is perfect for formal dining and offers a central heating radiator and carpet flooring.

Extended Lounge

19'3" x 11'0" max (5.87m x 3.35m max)

Presented with neutral decor, the second reception room benefits from an extension to the rear. With sliding patio doors to the garden, central heating radiator, electric fireplace and wall lights.

Kitchen

15'9" x 8'2" (4.80m x 2.49m)

The enlarged kitchen is fitted with a range of wall mounted and base units with complementary roll edge work surfaces and tiled surrounds. Features include a built in 'Bosch' oven with 'Bosch' hob over and extractor hood above, inset 1.5 sink and drainer unit with mixer tap, plumbing for washing machine and space for fridge freezer and dishwasher. With a window to the rear elevation and a side door leading to the:

Garage

35'5" x 7'2" (10.80m x 2.18m)

With light, power, up and over door, upgraded Worcester Bosch Boiler and door to the garden.

First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring and hatch to the loft space with light.

Bedroom One

14'3" into bay x 9'3" (4.34m into bay x 2.82m)

Enjoying a walk in bay window to the front elevation, bedroom one is a double and offers a set of built in wardrobes, carpet flooring, picture rails and central heating radiator.

Bedroom Two

11'5" x 11'0" (3.48m x 3.35m)

A second double room boasting views of the garden through a double glazed window. with carpet flooring, central heating radiator and picture rails.

Bedroom Three

8'0" max x 15'5" (2.44m max x 4.70m)

A third double room offering two windows to the front elevation, carpet flooring, central heating radiator and picture rails.

Bedroom Four

14'0" not into robes x 6'9" (4.27m not into robes x 2.06m)

Offering a window to the rear elevation, built in wardrobes, carpet flooring and central heating radiator.

Family Bathroom

7'9" x 7'8" (2.36m x 2.34m)

Fitted with a three piece suite comprising a bath with shower unit over, pedestal wash hand basin and wc, with complementary tiling. Having a central heating radiator and window to the rear elevation.

Outside

The plot offers a paved frontage allowing off road parking leading to an integral garage. A mainly laid to lawn garden can be found to the rear with mature borders and timber fencing to boundaries. Featuring a patio area adjacent to the accommodation perfect for outdoor entertaining with a patio area to the far back.



Solar Panels

Please be aware that the property benefits from privately owned solar panels to the roof. They allow for reduced electricity bills.

To Find The Property

From our office on Hinckley Road in Leicester Forest East, head east along Hinckley Road. At the Braunstone crossroads, turn right onto Braunstone Lane. Proceed along and take an eventual right turning onto Evelyn Road. Evelyn Road turns to Avon Road. Proceed around the bend and then take an immediate right turning onto Wilnicott Road. Turn right onto Ravenhurst Road and continue along. Turn right onto Turnbull Drive and then left onto Edward Avenue where the property can be found.

Tenure

Freehold with vacant possession upon completion.

Council Information

Blaby District Council, Desford Road, Narborough, Leicester - 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.

Money Laundering

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.





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, floor plans 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 (where applicable) 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 in all advertising material used to market this Property.

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





