



10 Ormen Green  
Braunstone Frith, LE3 6NS

£197,500



## 10 Ormen Green

Braunstone Frith, Leicester, LE3

A delightful 2 bedroom 1953 semi-detached ex-local authority home of non-standard construction. The property is situated in quiet location within easy reach of good shops, schools and regular public transport to city centre. The property benefits from full gas central heating, UPVC double glazing, cavity wall insulation. The accommodation briefly comprises on the ground floor, entrance hall, lounge-diner, kitchen. Upstairs, landing, 2 bedrooms with an abundance of storage, bathroom. Delightful beautifully kept gardens to front & rear (private & South-East facing to rear garden). Freehold. Council Tax Band A

### Entrance Hall

UPVC entrance door, fitted carpet, stairs to first floor, under-stairs cupboard.

### Lounge-Diner

18'3" x 12'7" (5.57 x 3.84)

UPVC double glazed window to front, radiator, fitted carpet, gas fire, UPVC double glazed sliding patio doors to rear.

### Kitchen

11'0" x 7'3" (3.37 x 2.23)

UPVC double glazed window to rear, timber glazed single door, fitted with a range of base, drawer & eye level units, work surfaces, stainless steel sink unit. Provision for cooker and washing machine.

### First Floor Landing

UPVC double glazed window to side, fitted carpet, access to loft.

### Bedroom One

14'2" x 8'11" (4.33 x 2.74)

UPVC double glazed window to front, fitted carpet, radiator, built-in wall to wall wardrobes, coving to ceiling.

### Bedroom Two

12'1" x 9'0" (3.70 x 2.75)

UPVC double glazed window to rear, fitted carpet, radiator, built-in wardrobes.

### Bathroom

6'6" x 5'5" (2.00 x 1.67)

UPVC double glazed opaque window, panelled bath with mains shower over, pedestal wash hand basin, wc.

### Outside

The front of the property has borders, shrubs, hedged & fenced boundaries.

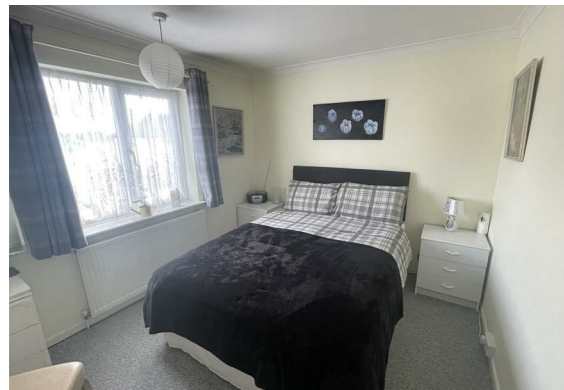
The South East facing rear garden, approx 30' has patio, lawn, well stocked borders, flower beds, lilac trees, cherry tree. External water tap, fully fenced and hedged boundaries.

### Local Authority & Council Tax Information LCC

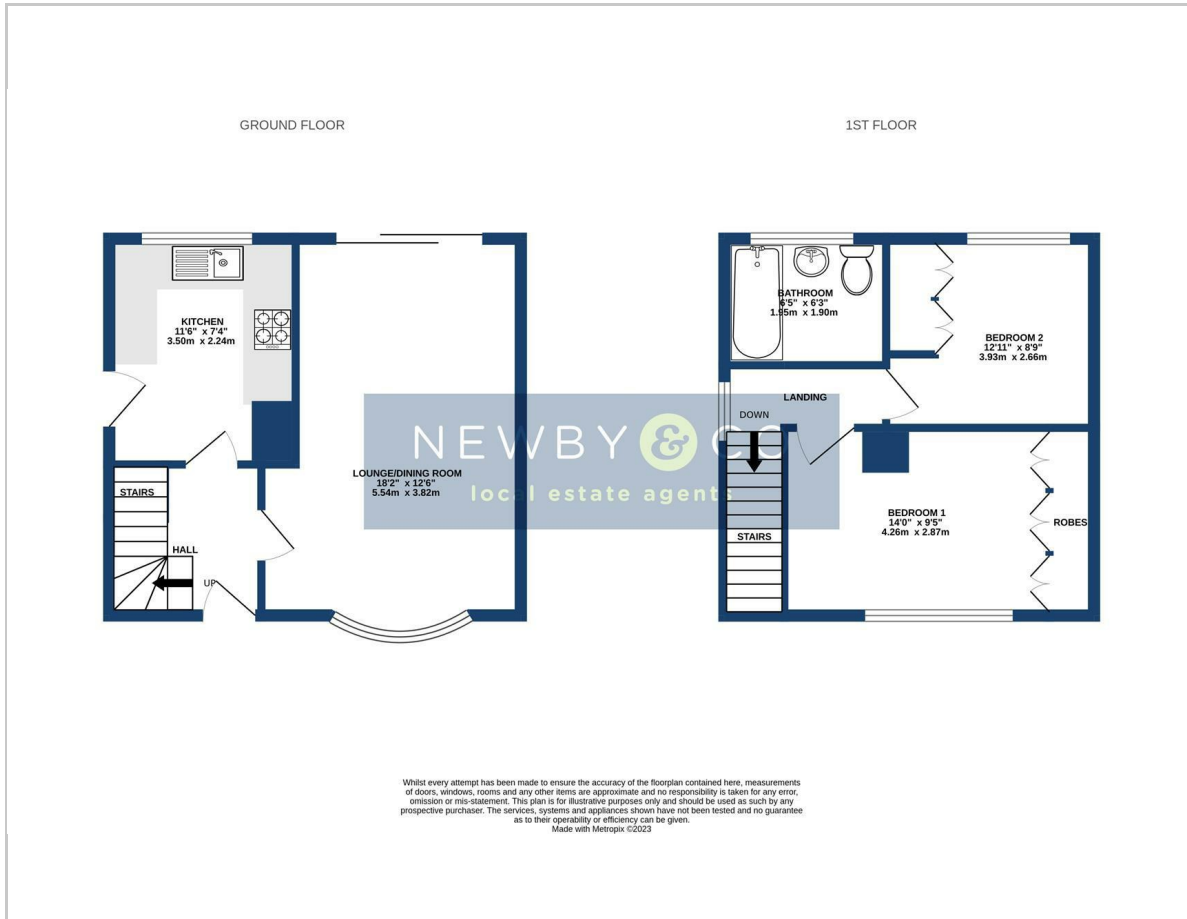
This property falls within Leicester City Council ([www.leicester.gov.uk](http://www.leicester.gov.uk)) It has a Council Tax Band of A which means a charge of £1457.01 for tax year ending March 2024

Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

For more information regarding school catchment areas please go to [www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)



## Floor Plan

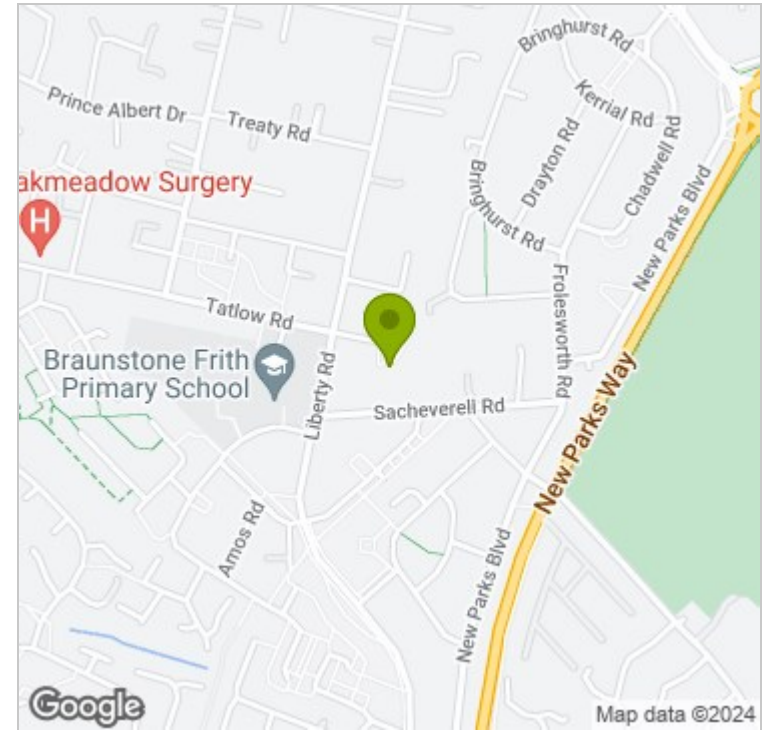


## Viewing

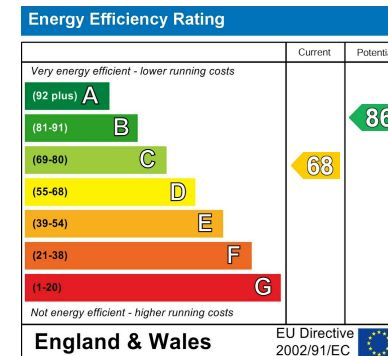
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph



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