

40 Branting Hill Avenue
The Brantings, LE3 8GA

£315,000



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A really well presented extended 3 bedroom traditional double bayed semi detached family home situated in a quiet location close to good schools in Groby, open countryside and excellent major road links. The property has been fully modernised with full gas central heating (boiler serviced annually), UPVC double glazing, loft insulation (2016) & cavity wall insulation, yet has retained much of its original character. The spacious accommodation comprises a porch, hall, sitting room, 27' extended lounge-diner, fitted kitchen with oven/hob. Upstairs, landing, 3 good sized bedrooms all with fitted wardrobes, bathroom with modern white suite. Driveway to front providing off road parking for 3 cars side by side, brick garage, 45' private rear garden. Early viewing highly recommended - Council Tax Band C. Freehold.

Porch

A spacious entrance porch with ample space for coats & shoes, composite double glazed entrance door with diamond panel & side panel.

Entrance Hall

A pleasant entrance hall leading through to the rest of the ground floor accommodation. Carpeted stairs to first floor, radiator set in wooden cover, oak-plank effect laminate floor.

Sitting Room

13'10 x 11'3 (4.22m x 3.43m)

A good sized reception room to the front of the house. UPVC double glazed bay window to front, coving top ceiling, neutral fitted carpet, two radiators, pebble effect fire set in attractive modern fireplace, chimney breast.

Lounge-Diner

27' x 9'3 (8.23m x 2.82m)

A really spacious extended second reception room. UPVC double glazed window to side, UPVC double glazed French doors to rear, coving to ceiling, two radiators (one set in wooden cover), oak plank effect quality laminate floor.

Kitchen

11'2 x 7'7 (3.40m x 2.31m)

A fully fitted modern kitchen. UPVC double glazed window to rear, UPVC double glazed door to side, fitted with a range of modern base, drawer & eye level units with contemporary chrome handles, work surfaces with tiled surrounds, stainless steel sink unit with mixer taps, electric double oven, 5 ring gas hob, tiled floor, plumbing for integrated washing machine. Wall mounted gas central heating boiler.

First Floor: Landing

UPVC double glazed window to side, fitted carpet, access to loft, airing cupboard housing cylinder.

Bedroom One

14' x 10'6 (4.27m x 3.20m)

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

Bedroom Two

14'1 x 9'4 (4.29m x 2.84m)

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

Bedroom Three

10'6 x 7'8 (3.20m x 2.34m)

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

Bathroom

7'4 x 5'8 (2.24m x 1.73m)

UPVC double glazed opaque window, fully tiled walls and floor, panelled bath with electric shower over, pedestal wash hand basin, wc, radiator.

Outside

The front of the property has a driveway providing parking for 2 cars side by side. There is a further narrow driveway leading to brick built garage with light & power.

The rear garden is approx 45' long and laid mostly to lawn with shrubs, trees, decking at the rear of the garden and fully fenced boundaries.

Groby

Groby (pronounced Grew-Bee) is a sought after village with a population of approx 7,000. One of the main reasons for the village's popularity is the range of schools for all ages, including three primary schools, Brookvale High School and the adjoining Six Form College. There is a busy Everard's pub The Stamford Arms, ex-servicemens club, a selection of take-aways, St Philip & St James church and a range of local shops including Flowers & Flint a deli and gift shop. There are many period properties built of local stone and flint including The Old Hall with connections to Lady Jane Grey. There is easy access to M1, A46 & A50 main routes. Groby has access to local beauty spots such as Groby Pool, Martinshaw Woods and numerous recreational areas around the village.

Local Authority & Council Tax Info (Blaby)

This property falls within Blaby District Council (blaby.gov.uk)

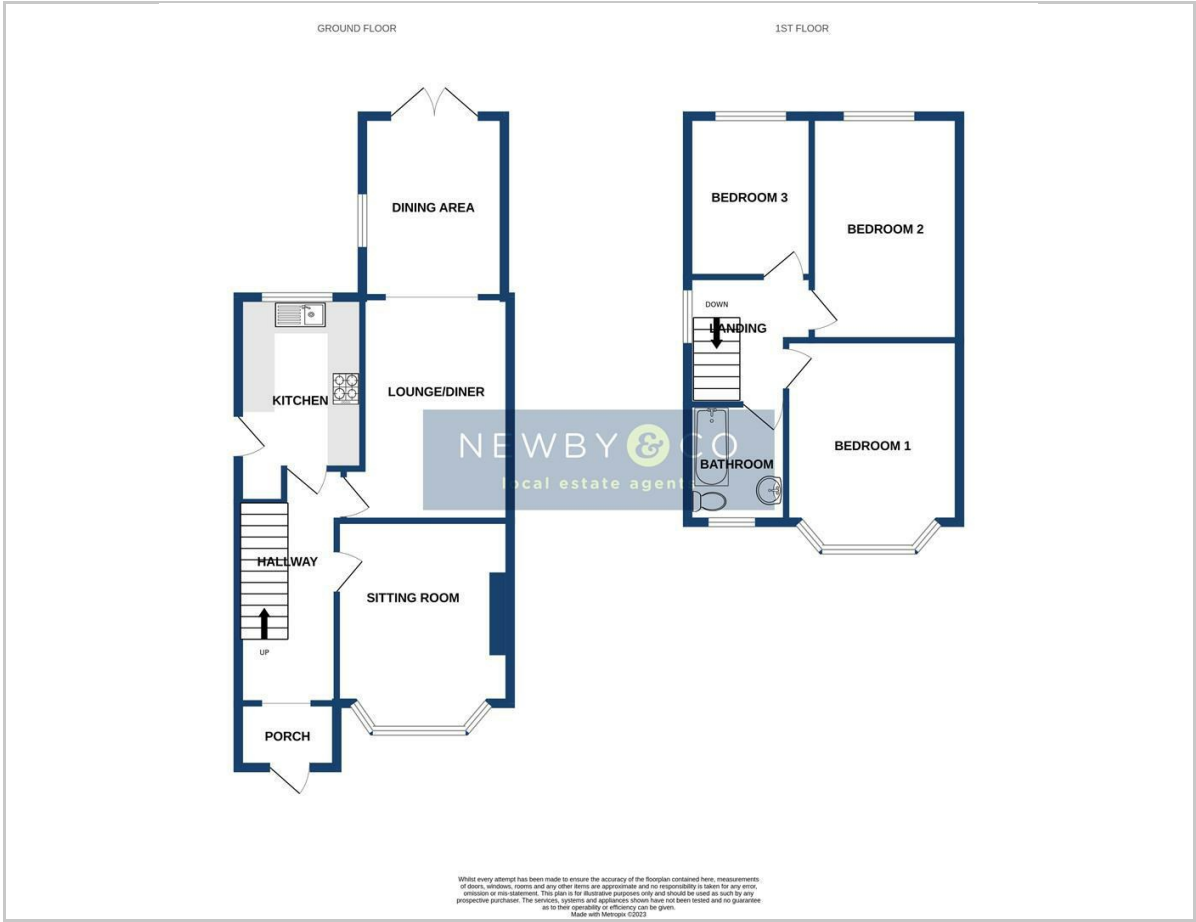
It has a Council Tax Band of C which means a charge of £2109.49 for tax year ending March 2026

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



Floor Plan

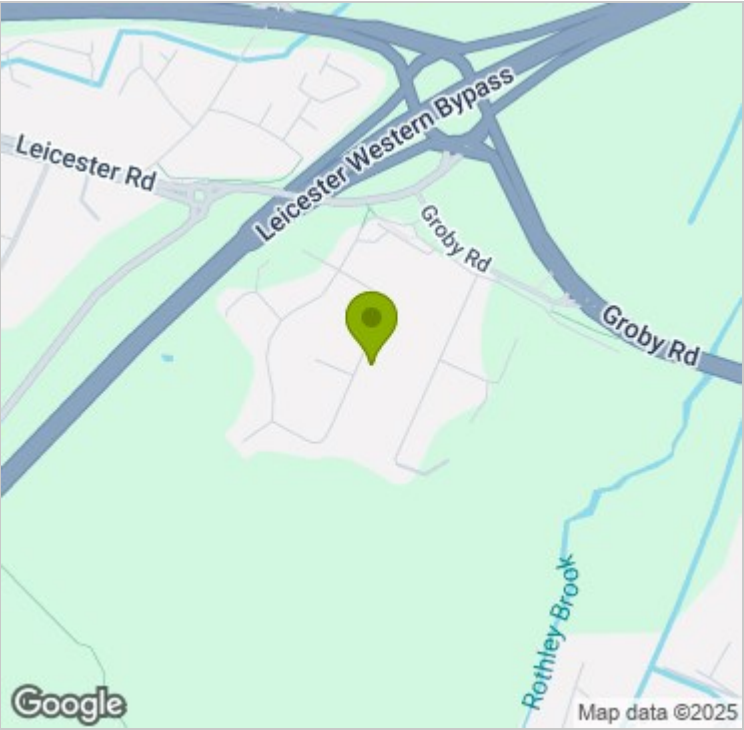


Viewing

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

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Area Map



Energy Efficiency Graph

