

122 Braunstone Close
Braunstone Town, LE3 2GT

£265,000



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Braunstone Town, Leicester, LE3

Traditional bay fronted 3 bed semi-detached house in popular location close to Fosse Park and M1/69 motorway junction. The property is in very good order inside and out benefitting from full gas central heating, majority anthracite UPVC double glazing, pvc fascia, new roof approx 20 years ago. The accommodation comprises hall, lounge, kitchen-diner. Upstairs, 3 bedrooms, bathroom with modern white suite. Driveway to front, 80' South facing gardens to rear. A good family home close to good schools, shops and major routes with a good public transport network. Early viewing advised. Freehold. Council tax band B

Entrance Hall

Double glazed composite entrance door, UPVC double glazed window to side, stairs to first floor, understairs cupboard housing gas meter, radiator.

Lounge

11'5" x 11'1" (3.50 x 3.40)

UPVC double glazed window to front, radiator, exposed solid wood floor boards.

Kitchen-Diner

17'7" x 13'6" (5.36 x 4.12)

UPVC French doors to rear, UPVC double glazed windows to side and rear, laminate tiled flooring, radiator. Fitted with a range of base, drawer & eye level units, work surfaces, stainless steel sink unit with mixer tap, built-in electric oven, gas hob with extractor hood. Provision for washing machine.

Galleried Landing

UPVC double glazed window to side, fitted carpet.

Bedroom One

11'10" x 10'5" (3.63 x 3.20)

UPVC double glazed window to front, fitted carpet, radiator, picture rail.

Bedroom Two

11'1" x 10'8" (3.40 x 3.27)

UPVC double glazed window to rear, radiator, picture rail, recessed cupboard.

Bedroom Three

6'8" x 6'2" (2.05 x 1.90)

UPVC double glazed window to front, radiator, loft access.

Bathroom

5'10" x 5'10" (1.80 x 1.80)

UPVC double glazed opaque window, radiator, vinyl flooring, mainly tiled walls, panelled bath with electric shower over, pedestal wash hand basin, wc.

Outside

The front garden has slate chipping, walled boundary, driveway providing off road parking with wrought iron gates.

The South facing private rear garden approx 80' has patio, lawn, shrubs, slate chippings, mature trees, shed, brick store housing Worcester combi boiler, external water tap.

Local Authority & Council Tax Info (Blaby)

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

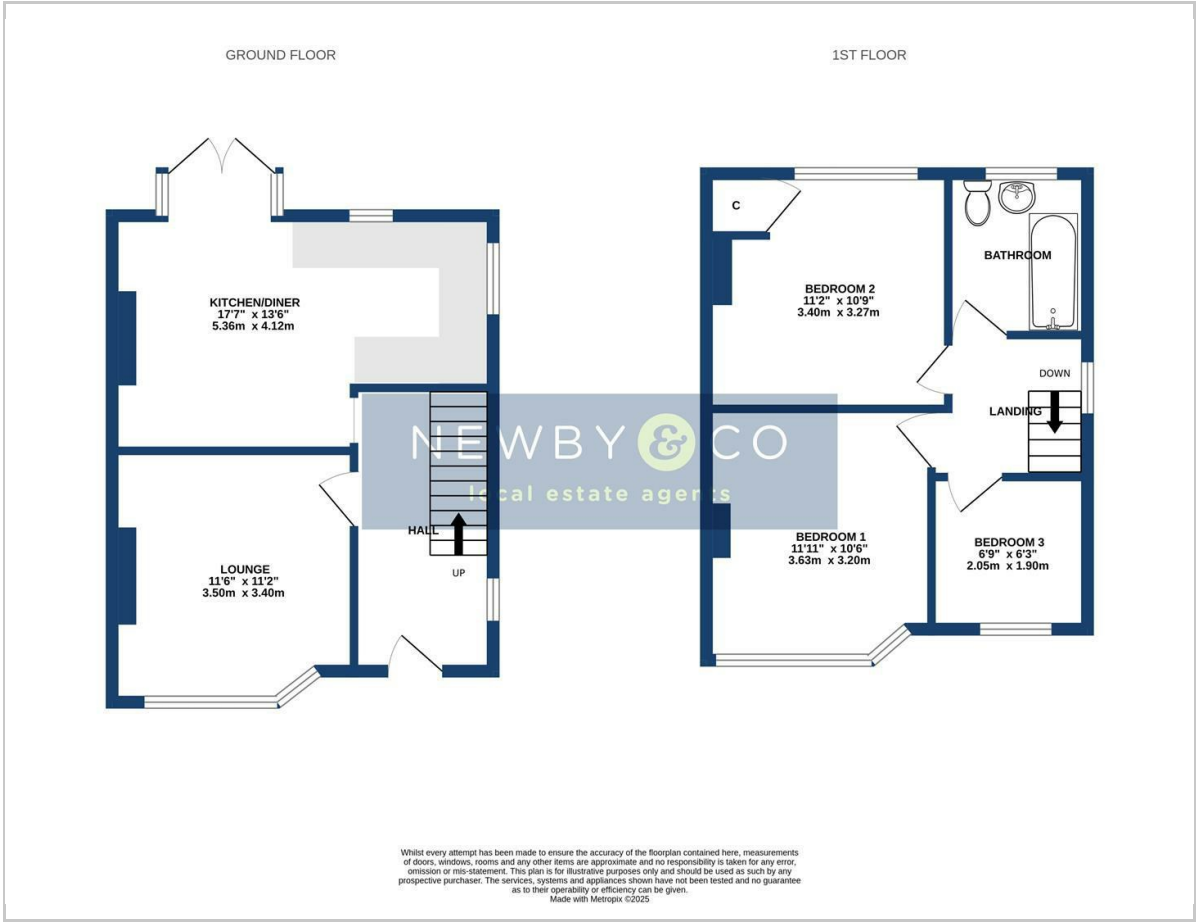
It has a Council Tax Band of B which means a charge of £1939.39 for tax year ending March 2026

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

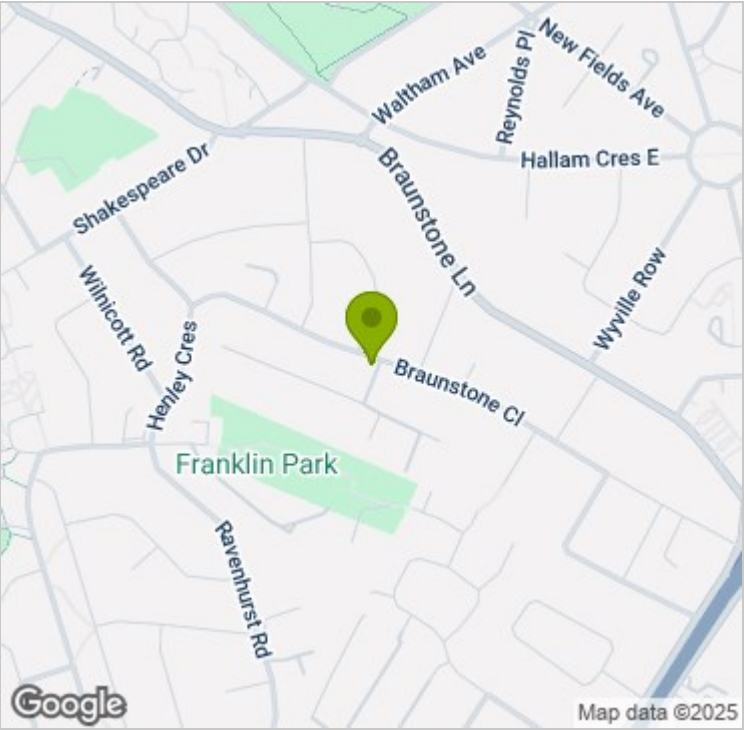


Viewing

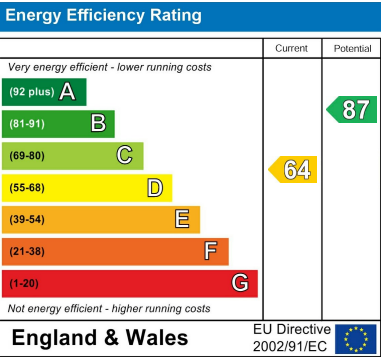
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



88 Faire Road, Glenfield,
Leics, LE3 8ED
Tel: 0116 2990 990
Email: sales@newbyandco.co.uk
newbyandco.co.uk

