



1 Henley Crescent
Braunstone Town, LE3 2SA

£325,000



1 Henley Crescent

Braunstone Town, Leicester, LE3

A significantly extended traditional 4 bedroom/2 bathroom semi-detached family house in popular location close to Fosse Park and M1/69 motorway junction. The property benefits from full gas central heating (Worcester boiler 2016), UPVC woodgrain double glazing, pvc fascia. The accommodation comprises porch, lounge, dining room, kitchen with appliances, utility/sun room, shower room. Upstairs, 4 bedrooms, bathroom with white suite. Driveway to front, integral garage, 80' gardens to rear. A spacious family home close to popular schools, shops and major routes with a good public transport network. Early viewing advised. Freehold. Council tax band C

Porch

UPVC double glazed entrance door.

Lounge

15'8" x 13'9" max (4.80m x 4.21m max)

A good sized living room. Glazed inner door from porch, UPVC double glazed bay window to front, two radiators, gas fire, stairs to first floor.

Dining Room

15'8" x 9'11" (4.80m x 3.03m)

Twin glazed doors to kitchen, wood flooring, radiator, chimney breast with attractive Victorian style cast iron fireplace with tiled inserts, under-stairs cupboard housing meters.

Kitchen

9'8" x 9'3" (2.96m x 2.83m)

A modern fitted kitchen. UPVC double glazed window to rear, vinyl flooring, fitted with a range of modern base, drawer & eye level units, work surfaces with under-unit lighting, one-and-a-half bowl stainless steel sink unit, built-in electric double oven, ceramic hob with extractor hood, integrated dishwasher and fridge.

Utility Room/Sun Room

9'9" x 7'9" (2.98m x 2.38m)

A dual purpose room with space to sit close to the garden, potential to use as a work from home area. Double glazed windows to side and rear, door to rear garden, fitted with base units, work surfaces, provision for washing machine and/or other appliances. There is an internal passage leading to the downstairs shower room and integral garage.

Shower Room

7'9" x 5'2" (2.38m x 1.60m)

Double glazed opaque window, shower cubicle with electric shower, vanity wash hand basin, wc, radiator, fully tiled walls, recessed spotlights.

First Floor Landing

UPVC double glazed window, radiator, access to majority boarded loft with retractable ladder, airing cupboard housing cylinder.

Bedroom One

15'6" x 10'11" (4.73m x 3.34m)

A generous sized master bedroom made up of two of the original bedrooms. Two UPVC double glazed windows to front, fitted carpet, radiator, a wealth of built-in wardrobes plus over-head storage and a dressing table.

Bedroom Two

10'0" x 9'10" (3.05m x 3.02m)

Another good sized double bedroom. UPVC double glazed window to rear, fitted carpet, radiator, built-in wardrobes.

Bedroom Three

13'7" x 7'8" (4.16m x 2.35m)

Another good sized double bedroom. UPVC double glazed window to front, fitted carpet, radiator, built-in wardrobes.

Bedroom Four

10'6" x 7'5" (3.21m x 2.27m)

Another double bedroom. UPVC double glazed window to side, laminate flooring, radiator, built-in wardrobes.

Bathroom

10'5" x 5'1" (3.20m x 1.57m)

UPVC double glazed opaque window, radiator, mainly tiled walls, roll top bath, pedestal wash hand basin, wc.

Outside

The front of the property has a paved driveway for 2/3 cars and walled boundary.

The integral garage UPVC door to front as well as the garage door.

The rear garden is approx 80' long with a large decking area, lawn, well stocked borders, large timber summerhouse, external water tap, fully fenced boundaries.

Integral Garage

15'7" x 13'6" (4.77m x 4.13m)

A large integral garage with UPVC door, up-and-over garage door, boiler store housing Worcester boiler (installed 29/4/16, serviced annually)

Local Authority & Council Tax Information LCC

This property falls within Leicester City Council (www.leicester.gov.uk)

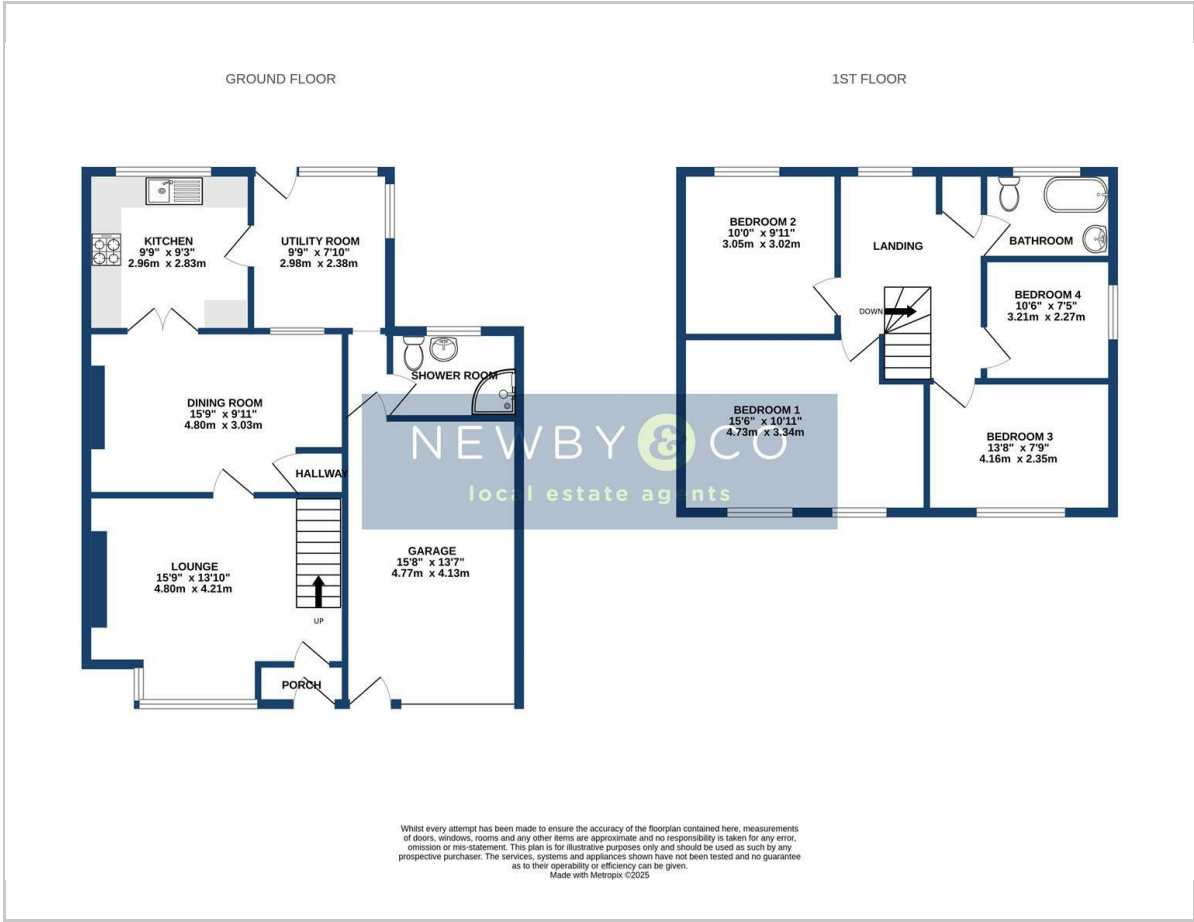
It has a Council Tax Band of C which means a charge of £x for tax year ending March 2026

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

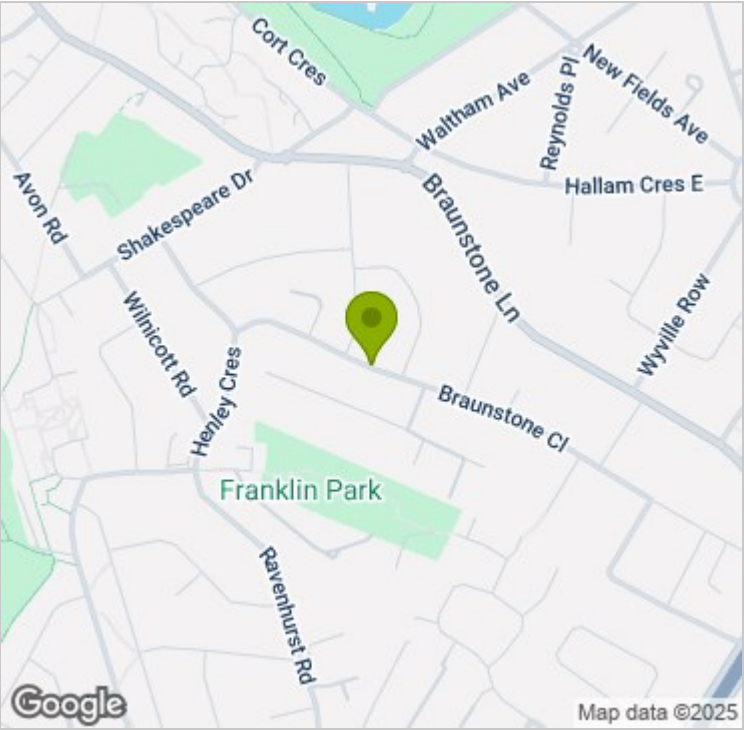


Viewing

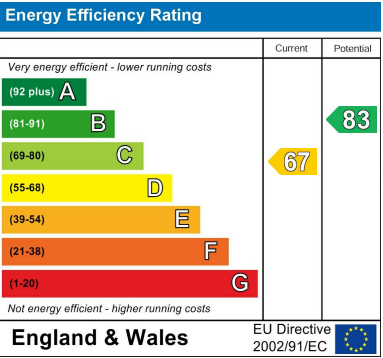
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph



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

