



1 Bendbow Rise
Braunstone, LE3 1QD
£235,000



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Braunstone, Leicester, LE3 1QD

A traditional brick built 3 bedroom semi-detached family home situated close to good schools, recreational amenities, shops and regular public transport links into and around the city. The property benefits from full gas central heating (combi boiler), UPVC double glazing, modern fitted kitchen with oven/hob, white bathroom suite. On the ground floor, hall, lounge, kitchen and bathroom. Upstairs, landing, 3 bedrooms. Corner plot gardens, off road parking. Freehold - no upward chain. Council tax band A.

Entrance Hall

UPVC double glazed entrance door, tiled flooring, stairs to first floor, meter cupboard housing electric meter and consumer unit.

Lounge

14'11" x 11'2" (4.55m x 3.42m)

A good sized living room. UPVC double glazed window to front, fitted carpet, radiator, wall mounted electric fire.

Kitchen

12'5" x 8'4" (3.80m x 2.56m)

UPVC double glazed door & window to rear, tiled flooring, radiator. Fitted with a range of base, drawer & eye level units, work surfaces, upstands, stainless steel sink unit with mixer tap. Built-in electric oven, gas hob with extractor hood. Provision for washing machine, space for tall fridge freezer, under stairs pantry store.

Utility Room

A single brick construction therefore to be treated as an outbuilding. UPVC double glazed window, space for usual appliances, hardwood door to rear.

Bathroom

6'6" x 5'10" (1.99m x 1.80m)

Two UPVC double glazed opaque windows, tiled flooring, wash hand basin, a white suite comprising of panelled bath with mains shower over, wash hand basin, wc, radiator, extractor fan.

First Floor Landing

Fitted carpet, radiator, access to loft.

Bedroom One

14'11" x 11'3" (4.57m x 3.44m)

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

Bedroom Two

12'7" x 6'11" (3.84m x 2.13m)

Two UPVC double glazed windows to rear and side, fitted carpet, radiator, combination boiler.

Bedroom Three

7'9" x 6'8" (2.38m x 2.05m)

UPVC double glazed window to rear, fitted carpet, radiator.

Outside

The front garden has lawn, driveway to side providing off road parking with dropped kerb.

The rear garden has patio, lawn, outbuildings, external water tap, fully fenced boundaries.

Local Authority & Council Tax Information LCC

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

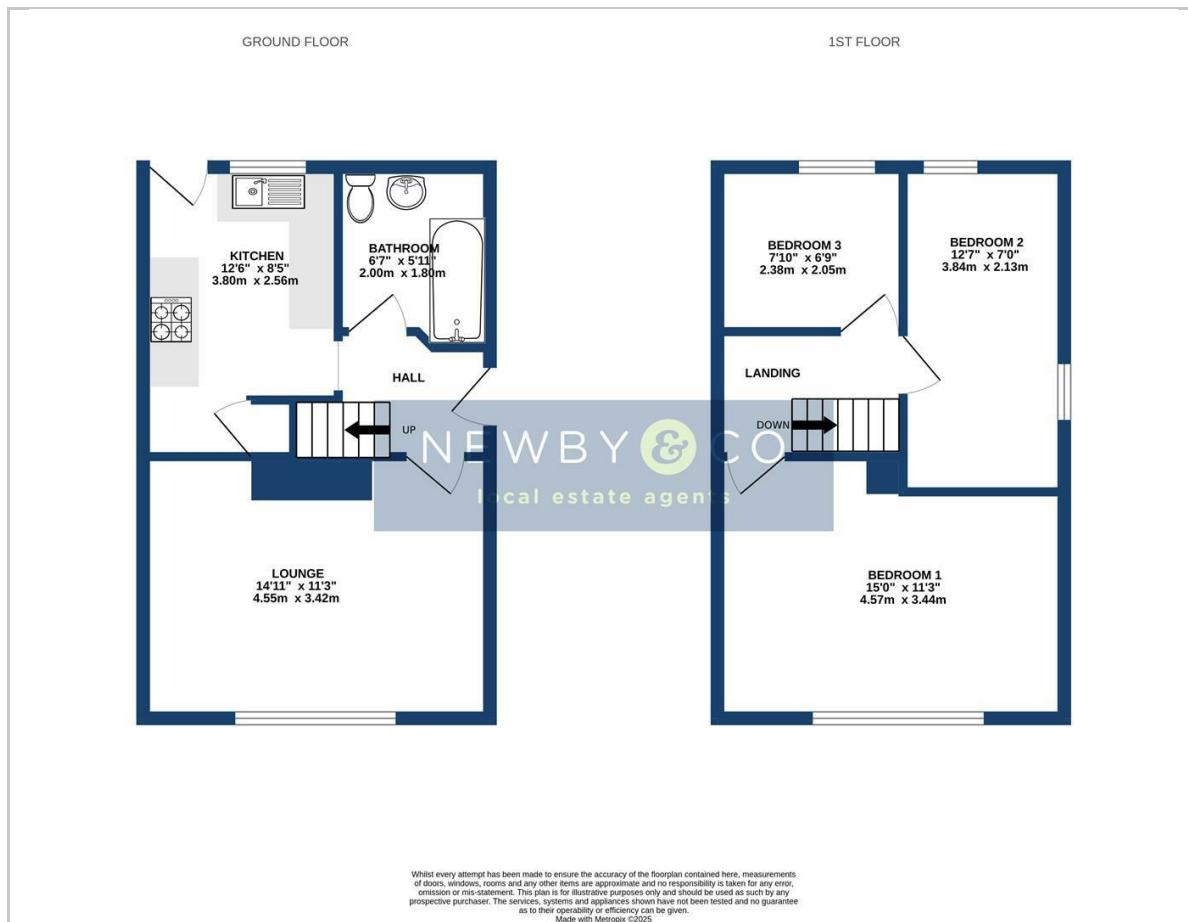
It has a Council Tax Band of A which means a charge of £1605.15 for tax year ending March 2026

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



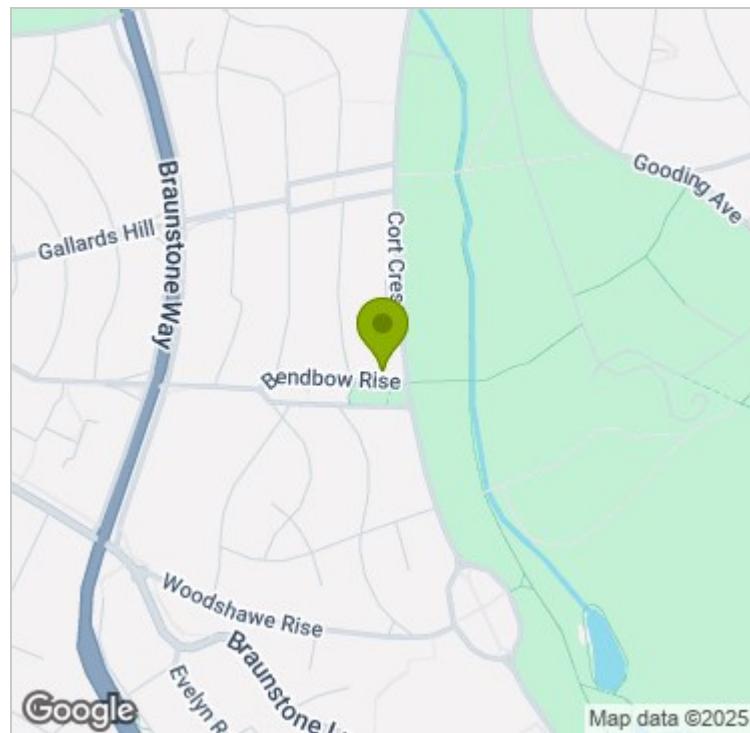
Viewing

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

