

## **Room Sizes**

**Entrance Hall** 

Lounge/Diner 23'9" x 11'9"

Lean To 13'09" x 7'9"

Kitchen 12'03" x 7'4"

**Bedroom 1** 14'3" x 10'8"

**Bedroom 2** 11'7" x 10'7"

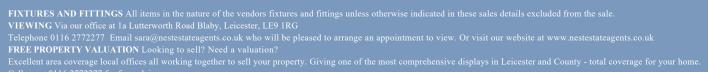
Bedroom 3

Bathroom 7'6" x 5'5"

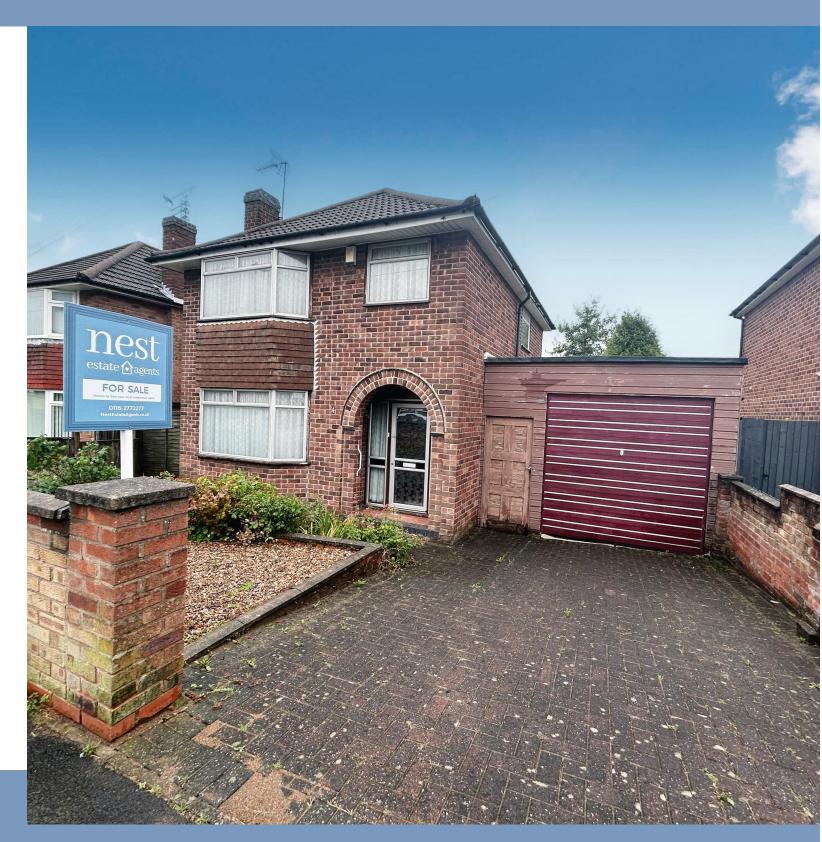








Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to



The Chase, Braunstone Town LE3 2WA

£300,000

## The Story Begins

- Well Presented Detached Home
- No Upward Chain
- Potential To Extend Subject To Planning
  Permission
- Spacious Bay-fronted Living Room /Diner
- Three Well Proportioned Bedrooms & Bathroom
- Lean To & Downstairs WC
- Sought After Location
- Garage & Off Road Parking
- Freehold
- Energy Rating C & Council Tax C

## Location Is Everything

Braunstone Town is well known for its convenient location, with good commuter routes into the city centre, motorway connections and Fosse Park Shopping Centre right on its doorstep. Within the immediate vicinity are a fine range of local amenities which include shopping for day to day needs, Millfield Community School, Ravenhurst Primary School and Winstanley Community College.











## **Inside Story**

Situated in a convenient location stands this traditional three bedroom detached property, is now seeking a new family to make it their own. Having been maintained and cared for over the years, this property offers plenty of scope and boosts oodles of space and is offered for sale with no upward chain.

As you enter through the front door, you find yourself in the hallway with staircase leading to the first floor. The spacious bay fronted living room/diner is the perfect space for relaxing as well as enjoying a family meal. This is where you will find access to the 'lean to' which could be used as another living space and also has a WC. The kitchen is equipped with a range of wall and base units, a sink, plumbing, space for appliances, window overlooking the rear garden and a door leading to the garage.

Upstairs to the first floor there are three bedrooms, two of which are well proportioned doubles and one good single bedroom. The family bathroom comprises a shower cubicle, WC, wash hand basin, and vanity unit. The generous rear garden includes a decking area and patio area, both of which are ideal for outdoor dining during the summer months and a wonderful lawned area adorned with mature trees and shrubs. The front aspect of the property features off-road parking and a single garage.

This family home, filled with potential and set in a desirable location, invites you to create your own memories and is truly worth viewing.







