

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

9'02" x 7'6"

Bathroom

7'6" x 5'5"



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

VIEWING Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

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OFFER PROCEDURE If you are obtaining a mortgage on this property one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

MONEY LAUNDERING Money laundering regulations 2003 - Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

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 scale.

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.

