

FLOOR PLAN

DIMENSIONS

**Porch**  
2'02 x 6'5 (0.66m x 1.96m)

**Entrance Hall**

**Lounge**  
13'11 x 13' (4.24m x 3.96m)

**Dining Room**  
11'05 x 10'11 (3.48m x 3.33m)

**Kitchen**  
7'11 x 7'09 (2.41m x 2.36m)

**Conservatory**  
12'05 x 18'09 (3.78m x 5.72m)

**Landing**

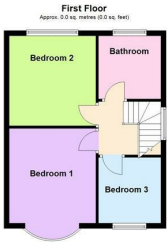
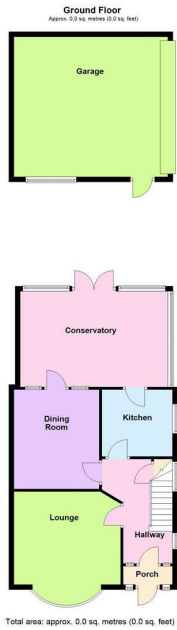
**Bedroom One**  
14'03 x 11'02 (4.34m x 3.40m)

**Bedroom Two**  
11'05 x 10'11 (3.48m x 3.33m)

**Bedroom Three**  
8'04 x 8'06 (2.54m x 2.59m)

**Bathroom**  
7'10 x 8'06 (2.39m x 2.59m)

**Garage**  
19'07 x 18'02 (5.97m x 5.54m)



44 Kirkland Road, Braunstone Town, LE3 2JP

Offers In Excess Of £300,000

# OVERVIEW

- Lovely Family Home With No Chain
- Many Original Features
- Fantanstic Location
- Porch & Entrance Hall
- Lounge & Kitchen
- Dining Room & Conservatory
- Three Bedrooms & Bathroom
- Driveway, Garden & Detached Garage
- Viewing Is A Must
- EER - D, Freehold, Tax Band - B

# LOCATION LOCATION....

Kirkland Road in Braunstone Town is a lovely residential street set within a friendly and welcoming community, making it a fantastic place to call home. The area has a strong neighbourhood feel, with many long-term residents and a real sense of pride in the local surroundings. Perfectly positioned for convenience, Braunstone Town offers a great selection of nearby shops, supermarkets, cafés, and local amenities, with the ever-popular Fosse Park Shopping Centre just a short distance away — perfect for retail therapy, dining, and everyday essentials. Families will appreciate the excellent choice of local schools, both primary and secondary, as well as nearby nurseries and play areas. The location also benefits from superb transport links, with easy access to Leicester city centre, the M1 and M69 motorways, and regular bus routes, making it ideal for commuters and those who enjoy exploring the wider area. For leisure and relaxation, residents can take advantage of several nearby parks and green spaces, including the beautiful Braunstone Park, offering open fields, walking trails, and children's play areas. Combining community spirit, excellent amenities, and plenty of green space, Kirkland Road in Braunstone Town offers the perfect setting for family life and modern living alike.



# THE INSIDE STORY

*This lovely family home is brimming with character & charm, offering original features & modern comforts, all set on a fabulous corner plot in a highly sought-after location—with the added benefit of no onward chain. A welcoming porch leads into the impressive entrance hall, where striking original black & white tiled flooring immediately sets the tone for the style & warmth that flows throughout the home. The inviting lounge, with its elegant bay window, is a perfect space to relax & unwind, filled with natural light and rich period detail. The kitchen features classic shaker-style cabinets paired with integrated appliances including a fridge, oven & hob, along with a sink drainer & mixer tap. The adjoining dining room offers a wonderful setting for family meals or entertaining, while the spacious conservatory, complete with central heating, serves as a versatile all-year-round living space—ideal for gatherings, a playroom or simply enjoying garden views whatever the weather. Upstairs, a beautiful quarter-turn staircase leads to the landing and three inviting bedrooms, with bedrooms one & two showcasing lovely original fireplaces that add to the home’s timeless appeal. Bedroom one also benefits from a charming bay window, creating a bright & peaceful retreat. The family bathroom is generously sized and features a corner bath, separate shower cubicle, wash hand basin & WC, providing both comfort & practicality for busy family life. Outside, the property continues to impress with a gated cobblecrete driveway to the front & side, offering ample parking, and a rear garden with patio & lawn—perfect for relaxing or entertaining outdoors. Completing the picture is a detached double garage with an electric door, power & lighting, ideal for car enthusiasts, storage, or even conversion into a workshop or studio. This is a truly delightful home that combines space, character & potential in equal measure.*

