



Connells

Braunstone Lane
Leicester



Property Description

Charming and well-maintained, much larger than average semi-detached property situated in Braunstone Town. Located in a sought-after area, this property benefits from excellent transport links, nearby schools, and green spaces. A strong local community adds to the appeal of this wonderful home.

As you enter the property, you are greeted by an entrance hall having store cupboards and providing access to all rooms, spacious lounge with large window, offering plenty of natural light, modern and functional kitchen with an access to the downstairs bathroom & stunning conservatory.

Additionally, the third reception room provides direct access to the garage.

To the first floor there is a three bedroom 7 additional toilet, with master having an en-suite & Juliette balcony overlooking to the rear garden.

Externally, the property occupies a corner position with a driveway for 3/4 vehicles at the front giving access to the attached double garage. The mainly laid to lawn rear garden having a patio area and fenced boundaries.

Ground Floor

Hallway

12' 10" x 12' 4" (3.91m x 3.76m)

Having a laminate flooring, fitted storage, radiator & access to all rooms

Study/playroom

12' 4" x 10' 5" (3.76m x 3.17m)

Having a carpet floor, radiators & access to the garage

Lounge

15' 7" x 11' 9" (4.75m x 3.58m)

Having a carpet floor, radiator, ornamental fire place & good-sized window to the front

Kitchen

11' 5" x 7' 9" (3.48m x 2.36m)

Fitted with a range of wall and base units, integrated oven & hob, sink unit & access to the bathroom

Conservatory

10' 11" x 10' 9" (3.33m x 3.28m)

Bathroom

10' 2" x 9' 10" (3.10m x 3.00m)

Having a bath, wash hand basin, shower unit, toilet, radiators & window to the rear

First Floor

Bedroom 1

12' 4" x 23' 10" (3.76m x 7.26m)

Having a carpet floor, radiator, fitted wardrobes, an en-suite, window to the front & Juliette balcony to the rear

En-Suite

7' 2" x 3' 10" (2.18m x 1.17m)

Fitted with a shower unit, wash hand basin & toilet

Bedroom 2

10' 5" x 15' 5" (3.17m x 4.70m)

Having a carpet floor, radiator & window to the front

Bedroom 3

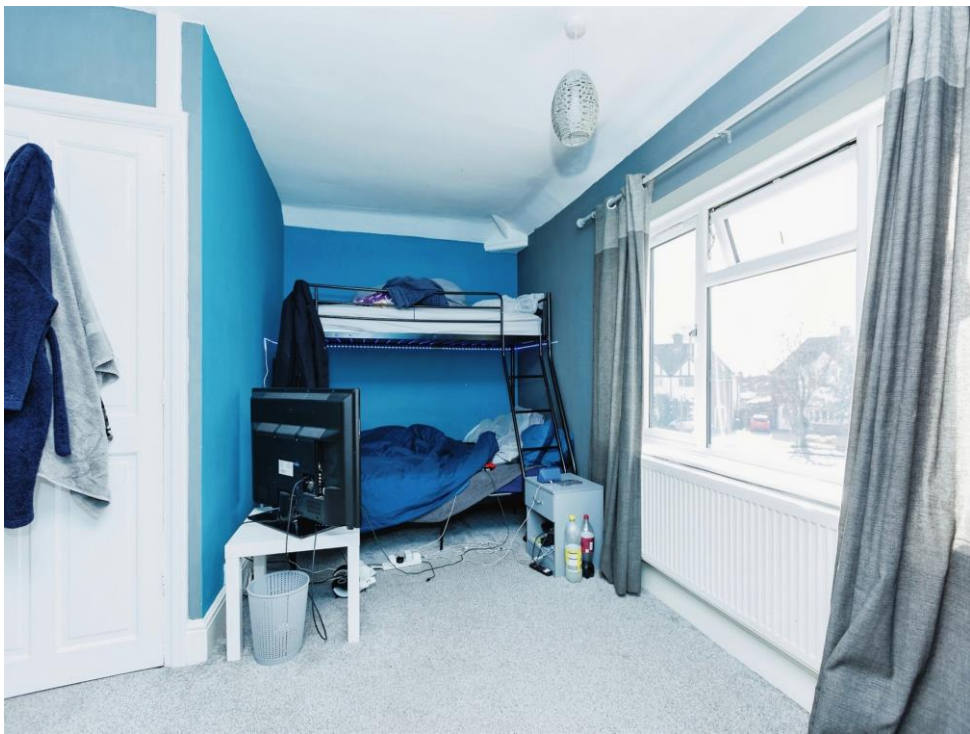
9' 6" x 8' 6" (2.90m x 2.59m)

Having a carpet floor, radiator, fitted wardrobe & window to the rear

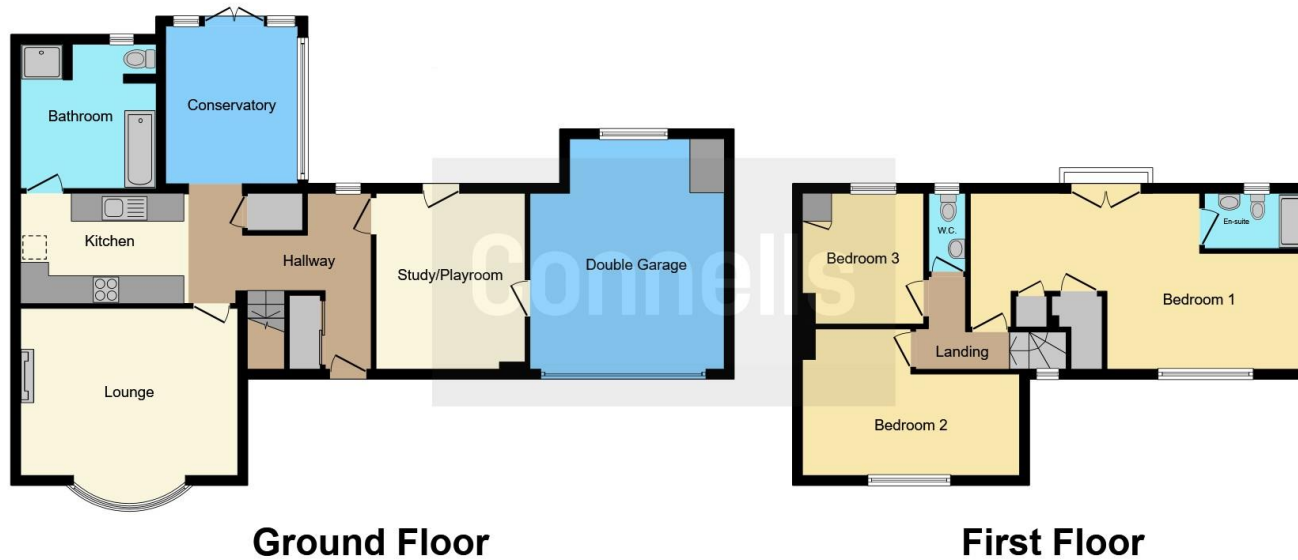
Toilet

Wash hand basin & toilet









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

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Tenure: Freehold



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