



Connells

Bramble Way  
Leicester





## Property Description

Ideally located in a popular area of Braunstone, close to local shops and amenities. A short walk away you will find a various well regarded schools, parks and places of worship. The property is also within easy reach of Meridian Leisure Park, and Fosse Park Shopping Centre. If you are commuting, the M1 and M69 are both easily accessible, and there is also a bus route which will take you into town.

Braunstone Town offers a dynamic living experience, blending the best of suburban comfort with the allure of natural beauty. With its thriving community, excellent amenities, and a strong sense of identity, this Leicester neighborhood continues to be a sought-after destination for individuals and families seeking a well-rounded lifestyle.

## Ground Floor

### Hallway

### Lounge

11' 7" x 11' 11" ( 3.53m x 3.63m )

Having a laminate flooring, ornamental fire place, radiator & good-sized window to the front

### Dining Room

11' 3" x 7' 1" ( 3.43m x 2.16m )

Having a laminate flooring, radiator, access to the kitchen & patio door to the conservatory

### Kitchen

11' 3" x 7' ( 3.43m x 2.13m )

Fitted with a range of wall and base units, sink unit, integrated oven & hob with an extactor fan over, accss to th eannex kitchen & window to the rear

### Annex Kitchen

8' x 12' 10" ( 2.44m x 3.91m )

Having a carpet floor, raditors, plumbing for washing machine & dishwasher, range of a base units & hob with an extractor fan over

### Shower Room

4' 9" x 8' 10" ( 1.45m x 2.69m )

Having a wash hand basin, toilet & shower unit

### Annex Living Room

8' x 17' 10" ( 2.44m x 5.44m )

Having a tiled floor, radiato, window & access to the rear garden

### Conservatory

14' 9" x 11' 2" ( 4.50m x 3.40m )

Laminate flooring & radiator

## First Floor

### Bedroom 1

12' 4" x 8' 6" ( 3.76m x 2.59m )

Having a carpet floor, radiator & window to the front

## Bedroom 2

8' 6" x 11' 2" ( 2.59m x 3.40m )

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

## Bedroom 3

6' 1" x 9' 1" ( 1.85m x 2.77m )

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

## Shower Room

6' x 5' 5" ( 1.83m x 1.65m )

Fitted with shower unit, wash hand basin, toilet & towel radiators













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](http://www.focalagent.com)

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**EPC Rating: C**

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Tenure: Freehold



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