



Not for marketing purposes INTERNAL USE ONLY

Braemar Close
Leicester



Property Description

Situated in a quiet cul-de-sac within a residential area in the northern part of Leicester. It falls within the vibrant community of the Rushey meads area, which is known for its convenient amenities and family-friendly atmosphere.

The property benefits from its peaceful location, tucked away from main roads, offering a sense of privacy and minimal through-traffic.

The area around Braemar Close is relatively quiet, and it's well-connected by road to Leicester city centre, as well as nearby motorways. There are likely local shops, schools, and parks within a short distance, making it convenient for everyday needs.

Transport links are excellent, with easy access to major roads such as the A46 and A6, providing routes to Leicester city centre and beyond. Public transport options, including regular bus services, connect the area to the wider Leicester region, making it a great choice for commuters.

Overall, the property offers a peaceful residential setting with easy access to shopping, schools, parks, and transport links, making it a desirable location for both families and professionals.

Ground Floor

Porch

3' 3" x 7' 4" (0.99m x 2.24m)

Hallway

14' 1" x 6' 4" (4.29m x 1.93m)

With an access to all rooms and an

understairs storage

Kitchen/Breakfast Room

16' 2" x 9' 9" (4.93m x 2.97m)

Fully fitted kitchen with window to the rear garden

Lounge

11' 2" x 23' 8" (3.40m x 7.21m)

With window to the front and patio door to the rear garden

Dining Room

12' 8" x 17' 7" (3.86m x 5.36m)

With windows to the side and an access to the garage

Reception Room

Potential Bedroom with window to the front and an access to the cloakroom

Cloakroom

9' 7" x 2' 7" (2.92m x 0.79m)

With toilet and wash hand basin

First Floor

Bedroom 1

9' 7" x 11' 10" (2.92m x 3.61m)

With window to the front and fitted wardrobes

Bedroom 2

11' 8" x 10' 4" (3.56m x 3.15m)

With window to the front and fitted wardrobes

Bedroom 3

10' 6" x 11' 9" (3.20m x 3.58m)

With bedroom to the rear and fitted wardrobes

Bedroom 4

9' 7" x 10' 11" (2.92m x 3.33m)

With window to the rear and fitted wardrobes

Bedroom 5

7' 9" x 8' (2.36m x 2.44m)

With window to the front and fitted wardrobes

Bathroom

5' 6" x 7' 1" (1.68m x 2.16m)

With a bath, wash hand basin and 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

To view this property please contact Connells on

T 0116 262 0022
E leicester@connells.co.uk

22-24 Halford Street
 LEICESTER LE1 1JB

EPC Rating: Awaited

Tenure: Freehold

[check out more properties at connells.co.uk](http://connells.co.uk)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LTR323506 - 0003