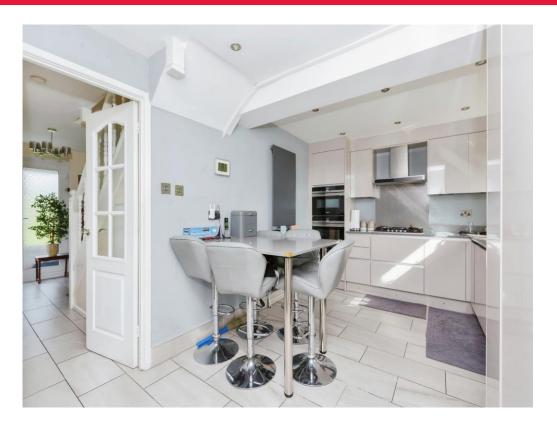


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Braemar Close Leicester

Braemar Close Leicester LE4 7PL







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

















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EPC Rating: Awaited

Tenure: Freehold





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