





Property Description

Situated in a popular residential location, close to Fosse Park Shopping Centre and various local convenience stores. There are well-connected transport links via Narborough Road and Hinckley Road, with regular bus services to Leicester city centre. The M1 and M69 motorways are also nearby, making community easy.

Local schools include Folville Junior School, Winstanley School and Fullhurst Community College are all within a short distance.

Residents have access to local shops and services within Braunstone, with larger retail options available in Leicester city centre. Several GP practices and dental clinics are located within a mile, ensuring accessible healthcare services.

Entrance Hall

8' 4" x 14' (2.54m x 4.27m)

Having laminated flooring, radiator and stairs leading to the first floor

Lounge

12' 9" x 12' 8" (3.89m x 3.86m)

A spacious room, featuring large window to the front, a central fireplace, laminated flooring and radiator

Dining Room

10' 9" x 12' 2" (3.28m x 3.71m)

Located just off the lounge with laminated flooring, radiator and double glazed window

Kitchen

8' 4" x 10' 10" (2.54m x 3.30m)

With double glazed window to the rear, wall and base units, stainless steel sink unit and door leading to the rear garden

First Floor Landing

Bedroom One

11' 8" x 13' 4" (3.56m x 4.06m)

Having radiator, double glazed window overlooking the front and laminated flooring

Bedroom Two

11' x 12' 2" (3.35m x 3.71m)

With double glazed window to the rear and radiator

Bedroom Three

8' 4" x 7' (2.54m x 2.13m)

Idea as a child's room, nursery or home office, features double glazed window to the rear and radiator

Bathroom

8' 5" x 6' (2.57m x 1.83m)

Comprising bath and wash hand basin

Separate Wc

4' 4" x 2' 6" (1.32m x 0.76m)

Having low level WC and double glazed window

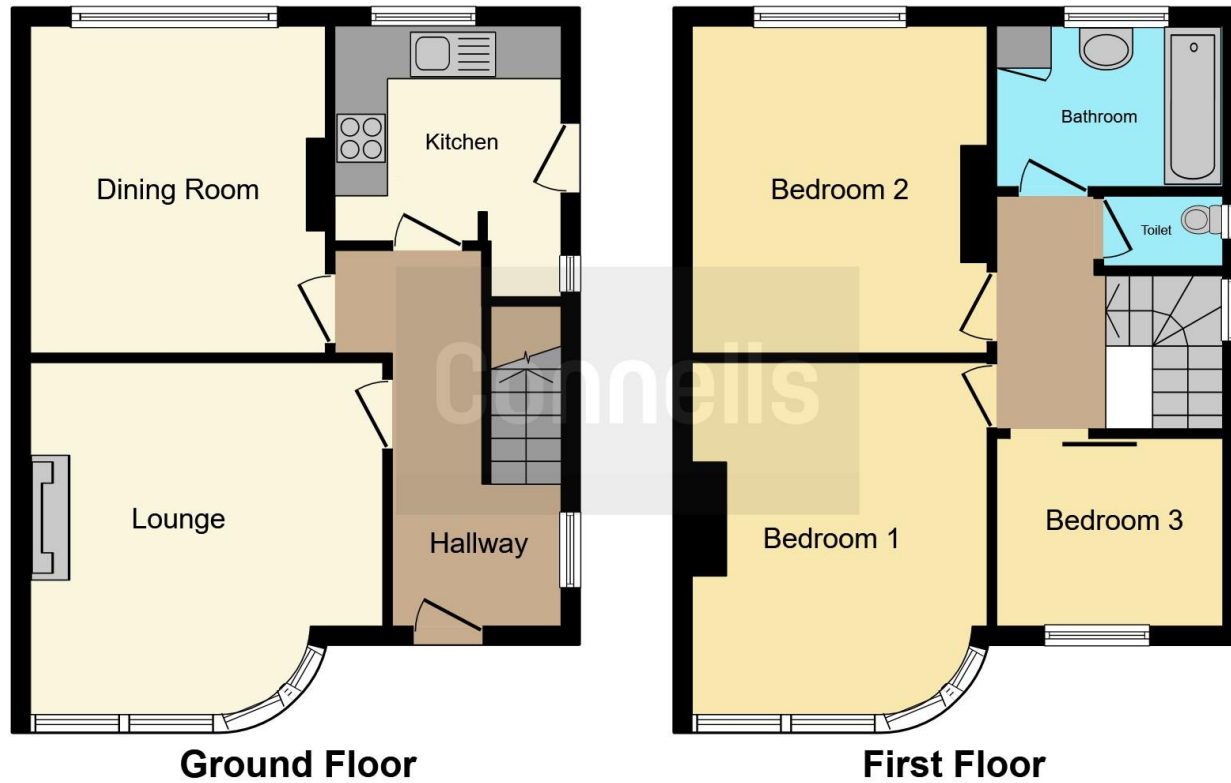
Outside

To the front of the property there is off road parking and the rear garden is mainly laid to lawn









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 Council Tax
 Band: B

Tenure: Freehold

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