



**Connells**

Kingsway North  
Leicester





## Property Description

Situated in the Braunstone Town area of Leicester. This area is popular among families and professionals alike, offering a mix of residential housing, including semi-detached and terraced homes, often with gardens and driveways, which add to the suburban appeal of the neighbourhood.

Kingsway North is well-connected and benefits from easy access to major roadways, including the M1 and A47, making it convenient for commuting into Leicester's city centre or further afield. Public transport options, such as regular bus services, allow for straightforward access to central Leicester and nearby areas.

Braunstone Town has a good selection of local amenities, including primary and secondary schools, supermarkets, and healthcare facilities, making it a convenient location for families. The area also offers several recreational spaces, with parks and play areas like Braunstone Park nearby. Additionally, residents are close to shopping centres like Fosse Park and Meridian Leisure Park, providing a variety of retail, dining, and entertainment options.

With its community feel, accessibility, and local amenities, Kingsway North is well-suited for those seeking a blend of urban convenience and suburban tranquillity within easy reach of Leicester's vibrant city offerings.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be

advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Hallway

Accessed via an entrance porch is a spacious hallway with storage and staircase ascending to the first floor landing.

## Lounge

12' 4" x 10' 1" ( 3.76m x 3.07m )

With a bay window to the front elevation.

## Dining Room

12' 1" x 8' 8" ( 3.68m x 2.64m )

With patio door to the rear garden.

## Kitchen

11' 8" x 9' 6" ( 3.56m x 2.90m )

Fully fitted kitchen with all the appliance with window to the rear and an access to the garage.

## First Floor Landing

Window to side elevation and doors off to all three bedrooms and the bathroom which has a separate wc.

## Bedroom One

12' x 11' ( 3.66m x 3.35m )

Master bedroom with a bay window to the front elevation.

## Bedroom Two

12' 6" x 11' 2" ( 3.81m x 3.40m )

Double bedroom with window to the rear elevation.

## Bedroom Three

8' 2" x 6' 9" ( 2.49m x 2.06m )

Single bedroom with window to the front elevation.

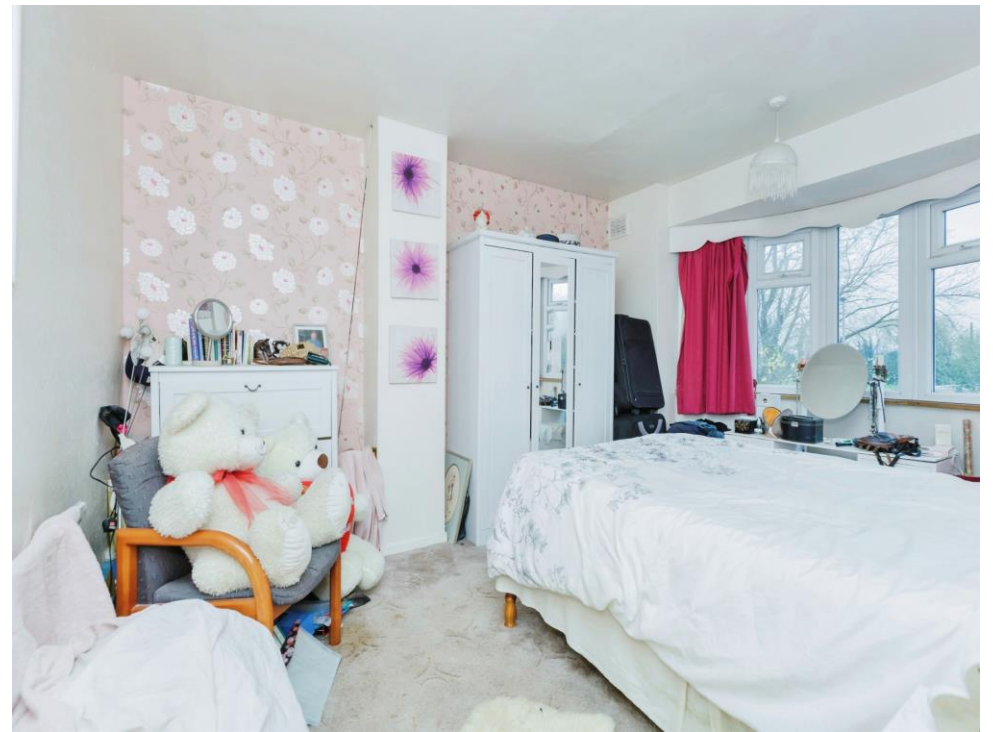
## Bathroom

5' 4" x 7' 3" ( 1.63m x 2.21m )

Having a bath, wash hand basin and fitted storage. Separated toilet (2.3 x 5.1)



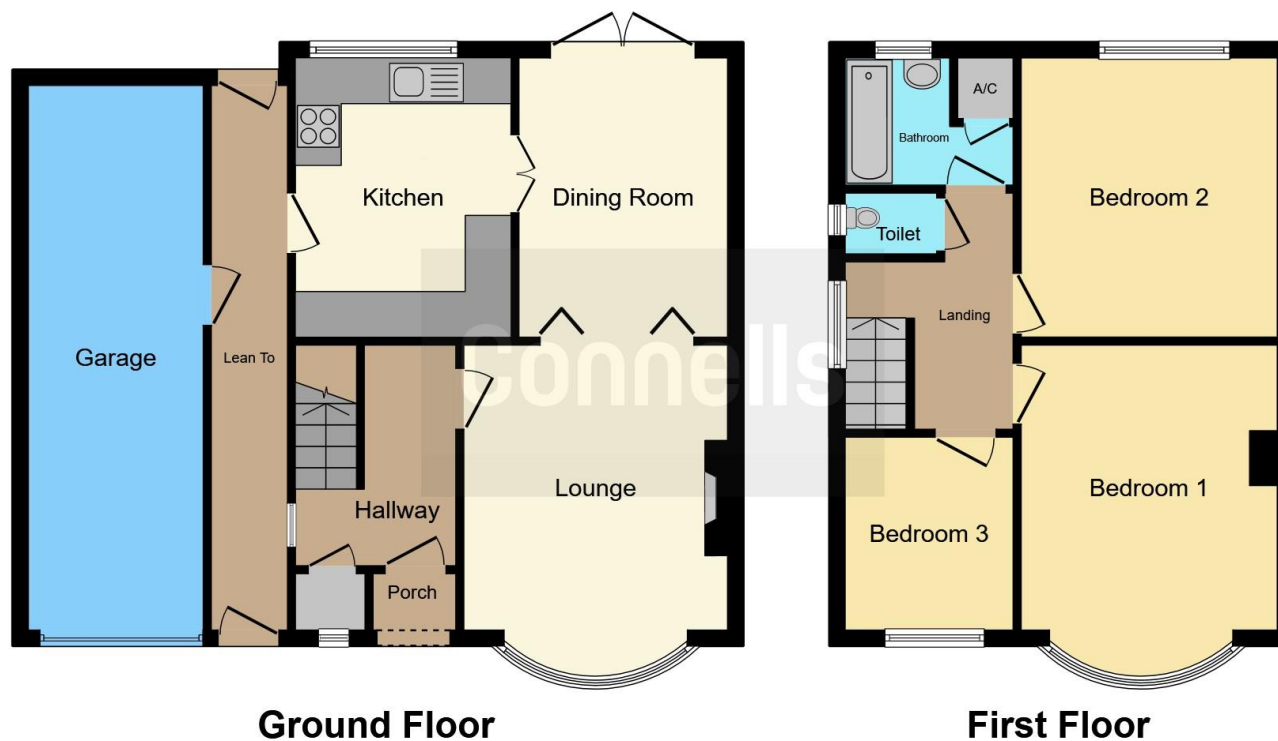












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

To view this property please contact Connells on

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EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/LTR324575](http://connells.co.uk/Property/LTR324575)**



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.

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