

for sale

£270,000



Charlecote Avenue Braunstone Town Leicester LE3 2SJ

An immaculately presented and refurbished semi-detached family home, with accommodation comprising: entrance hall, lounge/diner and kitchen to the ground floor, with three bedrooms and a shower room upstairs. Outside is a garage, off road parking and a good size rear garden.

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Entrance Porch

Double glazed door and windows to the front.

Entrance Hall

Door to the front, double glazed window to the side, radiator, alarm panel, central heating thermostat and doors to the lounge/diner and kitchen.

Lounge/ Diner

26' 3" max x 13' 1" max (8.00m max x 3.99m max)

Double glazed bay window to the front, radiator, t.v. point, telephone point and double glazed door leading out to the rear garden.

Kitchen

14' 2" max x 8' 4" (4.32m max x 2.54m)

Fitted with a modern range of high gloss wall and base units with LED plinth lights stainless steel sink and drainer, work surfaces with tiling to splashbacks, double electric oven, electric hob with black cooker hood over, plumbing for washing machine and dishwasher, tiled floor, central heating boiler, radiator, understairs pantry, double glazed window to the rear and door to the side.

First Floor Landing

Double glazed window to the side, cupboard and loft access.

Bedroom One

14' 3" x 13' 6" max (4.34m x 4.11m max)

Double glazed bay window to the front and radiator.

Bedroom Two

13' 6" max x 11' 6" (4.11m max x 3.51m)

Double glazed window to the rear, radiator and t.v. point.

Bedroom Three

8' 6" x 6' 7" (2.59m x 2.01m)

Double glazed window to the front and radiator.

Modern Shower Room

Double shower cubicle, wash hand basin with vanity unit, w.c., spotlights to the ceiling and double glazed windows to the rear and side.

Outside

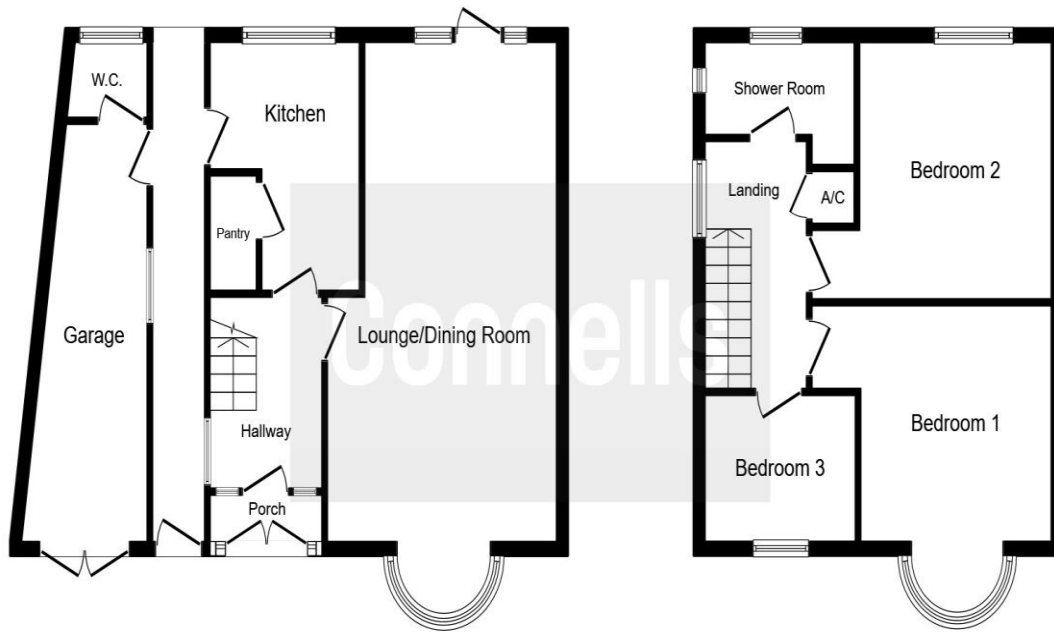
To the front of the property there is off road parking and a lawned garden. A side gate leads to a good size rear garden, mainly laid to lawn with fenced surrounds.

Garage

Up and over door, power and light, door to the side and door to a W.C. with window to the rear.







Ground Floor

First Floor

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).
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Property Ref: LTR318461 - 0002

Tenure: Freehold

EPC Rating: D

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