



**Connells**

Haskell Close  
Braunstone Leicester



# Haskell Close Braunstone Leicester LE3 3UA

for sale  
**£375,000**



## Property Description

Located in the Braunstone Town area of Leicester, within the LE3 postcode, this neighbourhood is known for its suburban feel, with family-friendly surroundings, access to green spaces and proximity to essential amenities.

In terms of connectivity, Haskell Close is well-placed, benefiting from close access to the M1 motorway, which makes it convenient for commuting to other areas. Public transportation links are strong, with bus services connecting the area to Leicester city centre, which is only a few miles away. The close proximity to the city provides residents with easy access to Leicester's retail, dining and entertainment options, yet Haskell Close retains a quieter, more peaceful atmosphere.

Local schools, healthcare facilities, and shopping areas, such as the nearby Fosse Park retail centre, add to the convenience of living in this area. The neighbourhood includes parks and walking trails, making it a pleasant spot for families, professionals and retirees alike, who value both accessibility and a peaceful setting.

This detached family house is in a popular and convenient location and benefits an entrance porch with hallway, lounge, kitchen/dining room with utility room and cloakroom, four bedrooms, master en-suite and a family bathroom. Call us to arrange your viewing.

## Entrance Porch

With a door to the front of the property and door through to the hallway.

## Hallway

There is a door from the porch, storage cupboard and stairs rising to the first floor.

## Downstairs Cloakroom

There is a wc and wash hand basin.

## Lounge

15' x 14' 1" ( 4.57m x 4.29m )

With a bay window to the front of the property, walk in under stairs storage cupboard, coving to the ceiling, central heating radiator and glazed double doors through to the kitchen/dining room.

## Kitchen/Dining Room

25' x 9' ( 7.62m x 2.74m )

Fitted with wall and base units, work surfaces housing the sink drainer, integrated oven and hob with cooker hood over, integrated dish washer, coving to the ceiling, central heating radiator, door to the utility, window to the rear and French doors leading out to the rear garden.

## Utility Room

9' 1" x 5' ( 2.77m x 1.52m )

There is a range of cupboards, space for a fridge freezer, plumbing for a washing machine and a door leading out to the rear garden.

## First Floor Landing

With stairs rising from the hallway and has a storage cupboard.

## Master Bedroom

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

With two windows to the front of the property, central heating radiator, coving to the ceiling and door to the en-suite,

## En-Suite

There is a corner shower cubicle, wash hand basin in a vanity unit, wc, tiled walls and tiled flooring.

## Bedroom Two

11' x 9' ( 3.35m x 2.74m )

With a window to the rear of the property, coving to the ceiling and central heating radiator.

## Bedroom Three

10' x 9' ( 3.05m x 2.74m )

With two windows to the front of the property, coving to the ceiling and central heating radiator.

## Bedroom Four

9' x 6' ( 2.74m x 1.83m )

With a window to the rear of the property, coving to the ceiling and central heating radiator.

## Family Bathroom

There is an 'L' shaped bath with mixer taps and shower over, wash hand basin in a vanity unit, wc, tiled walls, chrome towel radiator and window to the side of the property.

## Outside

At the front of the property there is a driveway providing ample off road parking and leads to the integral garage. There is an electric car charging point.

The rear garden has paved patio areas and a lawn with fenced borders and a gate at the side giving access from the front.

## Note:

There is an ADT alarm system that can be subscribed to.



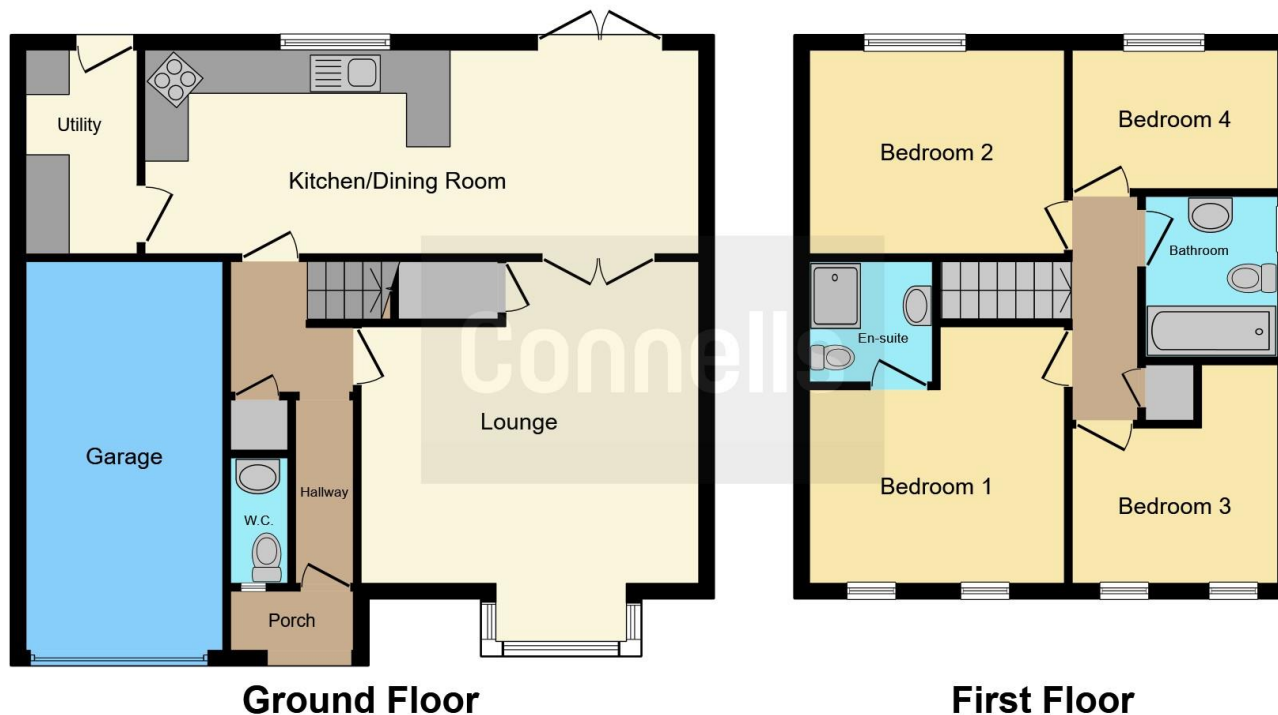












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/BLA309492](http://connells.co.uk/Property/BLA309492)**



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