



**Balmoral Drive, Leicester LE3 3AD**



**welcome to**

**Balmoral Drive, Leicester**

Exceptional five-bedroom detached home in Braunstone Town. Modern kitchen, three en-suites, expansive garden, and driveway. Ideal for family living.



**Driveway**  
**Entrance Porch**  
**Entrance Hall**

With a radiator and under-stairs storage.

**Lounge**

26' 7" x 11' 10" ( 8.10m x 3.61m )

A bay window to the front, two radiators, a fitted media/TV unit and an electric fireplace.

**Dining Room**

9' 6" x 10' ( 2.90m x 3.05m )

A radiator.

**Conservatory**

12' 7" x 10' 3" ( 3.84m x 3.12m )

**Kitchen**

17' 5" x 14' 2" ( 5.31m x 4.32m )

Fitted wall and base units with an integrated dishwasher. A window to the rear and a radiator.

**Bedroom Five**

12' 9" x 6' 11" ( 3.89m x 2.11m )

A window to the front, a radiator and a fitted wardrobe.

**En Suite**

A shower cubicle, a WC, a handwash basin and a towel rail.

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A WC, handwash basin and a window to the rear.

**Landing**

A window to the front and a radiator.

**Bedroom One**

20' 1" x 11' 8" ( 6.12m x 3.56m )

A window to the rear, a fitted wardrobe and a radiator.

**En Suite**

A shower cubicle, a WC, a handwash basin and a towel rail.

**Bedroom Three**

14' 6" x 13' 1" ( 4.42m x 3.99m )

A bay window to the front, a radiator and integrated wardrobes.

**Bedroom Four**

24' 11" x 6' 6" ( 7.59m x 1.98m )

A window to the front and a window to the rear. A fitted desk unit and a radiator.

**Bathroom**

A bath with a shower. A WC, handwash basin and a towel rail. Fitted cupboards.

**Landing**

**Bedroom Two**

15' x 14' 6" ( 4.57m x 4.42m )

A window to the rear and a radiator.

**En Suite**

20' 1" x 11' 8" ( 6.12m x 3.56m )

A window to the rear, a shower cubicle, a WC, a handwash basin and a radiator.

**Rear Garden**

Featuring a patio-covered kitchen and seating area, the garden also includes a sheltered seating space at the far end. Additionally, a powered log cabin perfect for a home gym or a cozy retreat.



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welcome to

## Balmoral Drive, Leicester

- Detached
- Five Generous Bedrooms
- Three En-Suite Bathrooms
- Spacious Kitchen Diner
- Beautifully Landscaped Garden

Tenure: Freehold EPC Rating: C

offers over

**£475,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
LHS119121 - 0007

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