



**Grass Acres, Leicester LE3 2UR**

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## **Grass Acres, Leicester**

This beautifully maintained three-bedroom semi-detached bungalow in Braunstone Town, Leicester, offers a welcoming entrance hall, a spacious lounge, a contemporary fitted kitchen, three comfortable bedrooms, and a family bathroom

### **Entrance Hall**

A radiator.

### **Lounge**

20' 7" x 12' 9" ( 6.27m x 3.89m )

A bay window to the front, a radiator and an electric fire.

### **Kitchen**

15' 4" x 8' 7" ( 4.67m x 2.62m )

Fitted wall and base units including an integrated hob and oven. A window to the front and a radiator.

### **Bedroom One**

12' 9" x 14' 3" ( 3.89m x 4.34m )

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

### **Bedroom Two**

8' 7" x 11' 11" ( 2.62m x 3.63m )

A window to the rear and a radiator.

### **Bedroom Three**

7' 9" x 8' 8" ( 2.36m x 2.64m )

A window to the side, a radiator and a storage cupboard.

### **Bathroom**

A shower cubicle, a hand wash basin, a radiator, a WC and a window to the side.

### **Front Garden & Driveway**

### **Rear Garden**





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## Grass Acres, Leicester

- Semi-Detached Bungalow
- Three Bedrooms
- Off-Road Parking
- Generous Garden
- Spacious Lounge

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

**£260,000**



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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Property Ref:  
LHS119206 - 0006

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william h brown



**0116 251 4131**



[Leicester@williamhbrown.co.uk](mailto:Leicester@williamhbrown.co.uk)



16-18 Halford Street, LEICESTER, Leicestershire,  
LE1 1JB



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**