

# **Braunstone Lane, Leicester LE3 3DF**



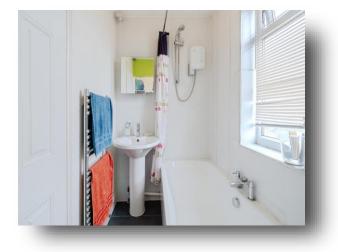
# welcome to

# **Braunstone Lane, Leicester**

Spacious four-bedroom house in Braunstone Town. With all bedrooms upstairs, a brand new kitchen, through lounge, and a conservatory, this home is perfect for families. There's a large front and rear garden, plus a driveway and garage. Renovations are ongoing but will be finished before you move in













### **Entrance Hall**

Door to the front, storage cupboard and radiator.

#### Lounge / Dining Room

27' 8" x 11' 1" ( 8.43m x 3.38m ) Bay window to the front and two radiators.

#### Kitchen

18' 2" x 7' 2" (5.54m x 2.18m) Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, combi boiler, radiator and space for appliances. Window to the side

#### **Utiility Room**

Wall and base units with work surfaces over. Window to the rear

**Conservatory** With access to the rear garden

**First Floor Landing** Window to the side and radiator

Bedroom One 12' x 12' 1" (3.66m x 3.68m) Window to the front and radiator

**Bedroom Two** 12' 2" x 11' 1" ( 3.71m x 3.38m ) Window to the rear and radiator

**Bedroom Three** 11' x 7' 3" ( 3.35m x 2.21m ) Window to the rear and radiator

**Bedroom Four** 7' x 6' 4" ( 2.13m x 1.93m ) Window to the side and radiator

**Bathroom** Two windows to the side, bath, WC, hand wash basin and towel rail

## Garage & Driveway

The garage and driveway are at the rear of the property

### Front & Rear Of Property

To the front of the property is an easy to maintain garden laid to lawn. To the rear of the property is a garden laid with a patio area





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# **Braunstone Lane, Leicester**

- Four Spacious Bedrooms
- Brand New Kitchen
- Conservatory & Through Lounge
- Large Front & Rear Gardens
- Driveway & Garage

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

offers over

£300,000





# view this property online williamhbrown.co.uk/Property/LHS119637



Property Ref: LHS119637 - 0003 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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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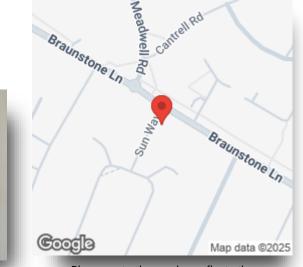


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Please note the marker reflects the postcode not the actual property