



**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

**Utility 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**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LHS119637 - 0003

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