



**Braemar Drive, Leicester LE4 7PN**

**welcome to**

**Braemar Drive, Leicester**

A five bedroom semi-detached property in Rushey Mead, Leicester, with 2 en-suites, open plan layout, modern kitchen, rear garden, and driveway



**Entrance Porch**

Double glazed door and windows to front.

**Entrance Hallway**

Door to the front

**Lounge / Dining Room**

23' 9" x 11' 3" ( 7.24m x 3.43m )

Double glazed bay window to front and radiator.

**Kitchen / Diner**

25' 3" x 10' ( 7.70m x 3.05m )

Fitted kitchen comprising of wall and base units with work surfaces over, stainless steel sink drainer unit, integrated electric oven, gas hob, grill and microwave, dishwasher, washing machine, fridge and freezer. Double glazed French doors to orangery, double glazed window to rear, two skylight roof windows and two radiators.

**Orangery**

23' 10" x 6' 3" ( 7.26m x 1.91m )

Double glazed bifold door to side, double glazed windows to side and radiator.

**Bedroom Five**

14' 9" x 6' 6" ( 4.50m x 1.98m )

Double glazed bay window to front, built in wardrobes and radiator.

**En-Suite**

Shower cubicle, WC, hand wash basin and heated towel rail.

**First Floor Landing**

With loft access.

**Bedroom One**

11' 11" x 9' 7" ( 3.63m x 2.92m )

Double glazed window to the front, fitted wardrobes and radiator.

**Bedroom Two**

11' 10" x 8' 3" ( 3.61m x 2.51m )

Double glazed window to rear, fitted wardrobes and radiator

**Bedroom Three**

20' x 6' 9" ( 6.10m x 2.06m )

Double glazed window to front, built in cupboards and radiator

**En-Suite**

Double glazed window to rear, shower cubicle, WC, hand wash basin and heated towel rail,

**Bedroom Four**

8' 10" x 8' ( 2.69m x 2.44m )

Double glazed window to front and radiator.

**Family Bathroom**

Double glazed window to rear, bath with shower over, WC, hand wash basin and heated towel rail.

**Front & Rear Of Property**

To the front of the property is a gated block paved driveway providing off road parking. To the rear of the property is an enclosed private garden.



***view this property online*** [williamhbrown.co.uk/Property/LHS119259](http://williamhbrown.co.uk/Property/LHS119259)



**welcome to**

## **Braemar Drive, Leicester**

- Semi Detached
- Five Bedrooms
- Two Reception Rooms
- Family Bathroom & Two En-Suites
- Off Road Parking

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

**£475,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/LHS119259](https://www.williamhbrown.co.uk/Property/LHS119259)



Property Ref:  
LHS119259 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**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](https://www.williamhbrown.co.uk)**