

**Gavin Close, Braunstone Leicester LE3 3UG** 



# welcome to

# **Gavin Close, Braunstone Leicester**

A well-presented detached home on Gavin Close, Thorpe Astley, featuring a reception room, kitchen, conservatory, downstairs toilet, three bedrooms, family bathroom, and a side garage. Ideal for families and first-time buyers

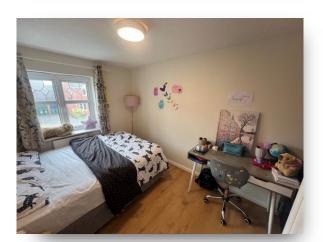












#### **Entrance Hall**

### **Downstairs W/C**

Toilet and hand wash basin

## **Reception Room**

14' 6" x 10' 4" ( 4.42m x 3.15m )
Bay window to side, Window to front and Radiator

## **Dining Room**

12' 9" x 7' 3" ( 3.89m x 2.21m ) French door to conservatory, Radiator

#### Kitchen

9' 8" x 6' 11" (  $2.95m \times 2.11m$  ) Integral oven and hob. Wall and base units, window to front and radiator

## Conservatory

12' 1" x 11' 1" ( 3.68m x 3.38m )

#### **Bedroom One**

14' 7" x 11' 2" ( 4.45m x 3.40m ) Window to side and radiator

#### **Bedroom Two**

11' 10" x 8' 2" ( 3.61m x 2.49m ) Window to side and radiator

## **Bedroom Three**

7' 4" x 6' 1" ( 2.24m x 1.85m ) Window to front and radiator

#### **Bathroom**

18' 7" x 8' 2" ( 5.66m x 2.49m ) Electric points





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## **Gavin Close, Braunstone Leicester**

- Three Bedrooms
- Bright Conservatory
- Side Garage
- Downstairs Toilet
- Convenient Location

Tenure: Freehold EPC Rating: C

Council Tax Band: C

# £285,000



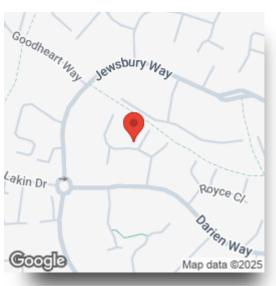


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Please note the marker reflects the postcode not the actual property





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