



2A St. Marys Avenue Braunstone Leicester
, LE3 3FT
O.I.E.O £310,000



Offered with no upward chain, we are delighted to offer to the market this well presented four-bedroom family home on St Marys Avenue, Braunstone.

The property offers spacious and modern living throughout. To the ground floor is a entrance hall, convenient downstairs WC, through lounge diner, and a refurbished kitchen. The upstairs has four well-proportioned bedrooms and a refitted family bathroom, while outside, the property benefits from a low-maintenance rear garden ideal for relaxing or entertaining.

The property suited for growing families, this home combines comfort and style in a location close to local amenities, schools, and transport links.

- Detached Family Home
- Four Good Sized Bedrooms
- Enclosed Rear Garden
- Off Road Parking & Garage
- Recently Renovated Kitchen & Bathroom
- Close to Local Amenities
- Internet - Standard, Super & Ultra are all available. See ofcom for more details.
- EPC Rating D



Location
St Marys Avenue in Braunstone, Leicester is a quiet, predominantly residential street within the Thorpe Astley & St Mary's ward, offering a suburban feel while remaining close to Leicester city centre. The area features mainly semi-detached and detached homes. Local amenities include Fossebrook Primary School, nearby GP practices, and easy access to major roads linking to Leicester and the wider Leicestershire area.

Entrance Hall
6'9 x 5'5 (2.06m x 1.65m)

Downstairs WC
6'5 x 4 (1.96m x 1.22m)

Lounge Diner
22 x 12'6 (6.71m x 3.81m)

Kitchen
12 x 11'4 (3.66m x 3.45m)

First Floor

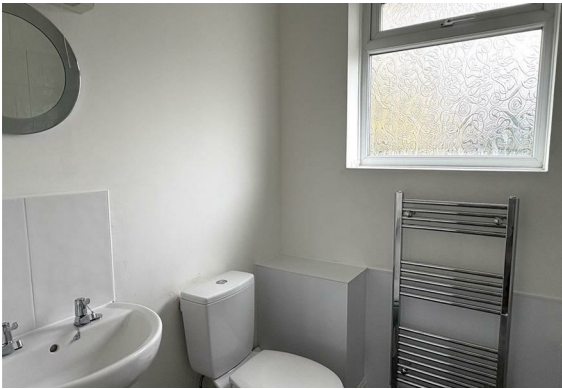
Bedroom One
12'2 x 11'5 (3.71m x 3.48m)

Bedroom Two
10'4 x 6 (3.15m x 1.83m)

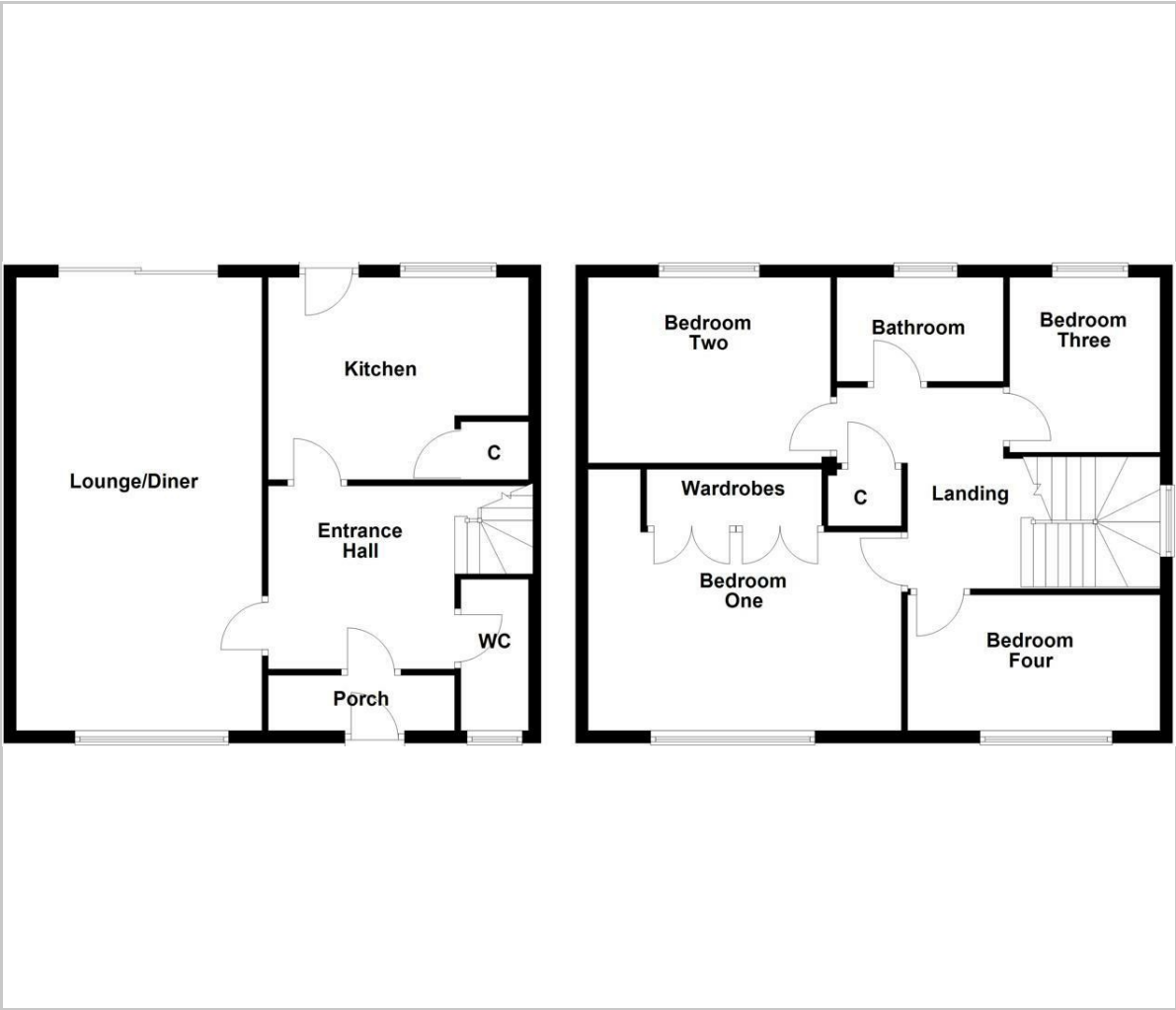
Bedroom Three
9'5 x 8'9 (2.87m x 2.67m)

Bedroom Four
8'4 x 6'2 (2.54m x 1.88m)

Outside



Floor Plan



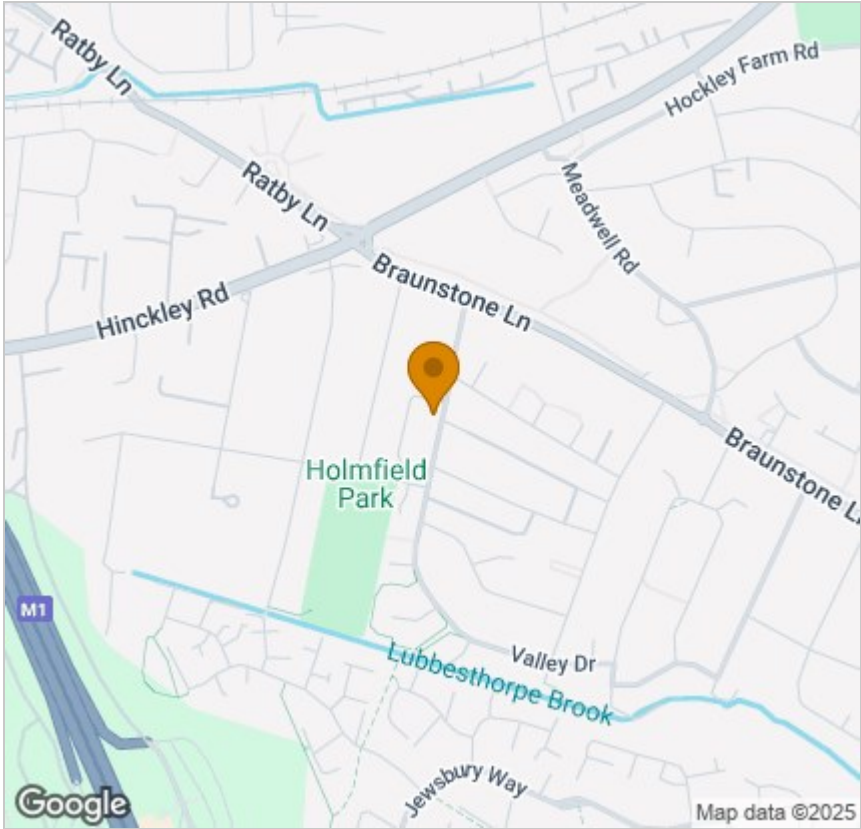
Viewing

Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

