



Edith Avenue, Braunstone Town, LE3



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Offers over £240,000



Key Features

- Three bedroom semi detached home
- Extended to the rear
- Downstairs shower room & first floor bathroom
- Cul de sac location
- Conveniently located for major road links and Fosse Park Shopping
- Driveway for two/three cars & garage
- EPC rating D
- Freehold





EXTENDED FAMILY HOME! - A perfect option for growing families or first time buyers in search of a traditional semi detached home, this extended three bedroom property is situated in a cul de sac location. Benefiting from gas central heating and double glazing, the accommodation includes an entrance porch, entrance hallway, lounge diner, enlarged kitchen diner and wet room, with the first floor offering three bedrooms and a bathroom. Outside there is off road parking giving access to the garage with a fully enclosed garden at the rear. Conveniently positioned for access to the motorway network and the amenities on offer at Fosse Park Shopping and Meridian, an early viewing is strongly recommended to avoid disappointment.

Welcome to your new home

Upon entering the home, you are welcomed into an entrance porch with a stained glass door leading through to the entrance hallway, which features a staircase rising to the first floor. A door leads into the reception room, offering ample space for both formal dining and comfortable seating. This room benefits from a walk-in half bay window to the front elevation, a fireplace, and wood-effect flooring.

A particular selling feature of the home is the extended open-plan kitchen diner, fitted with a modern range of high-gloss cabinets with soft-closing drawers. The kitchen includes a built-in oven and grill, four-ring hob with extractor hood, sink and drainer, integrated dishwasher, and space for two additional appliances. There is plenty of room for a table and chairs, along with a side access door and French doors that open out to the garden.

Completing the ground floor is a wet room comprising a WC, wash basin with storage beneath, and a shower, finished with tiled surrounds.

Moving upstairs

Ascend to the first floor where the landing provides access to three bedrooms. The master bedroom benefits from built-in

wardrobes and a characterful half bay window to the front elevation. The family bathroom is fitted with a three-piece suite comprising a bath with shower over, wash basin, and WC, complemented by tiled surrounds.

Outside

Outside, the home continues to impress. The rear garden is mainly laid to lawn and enjoys a particularly private feel, with a decking area adjacent to the property that is ideal for outdoor seating and entertaining.

To the front, a block-paved driveway provides off-road parking for two to three vehicles and leads to a garage measuring approximately 5.33m x 2.82m, complete with light and power.

Location

Situated in the popular Braunstone Town, Edith Avenue is a well-established and sought-after residential area just a short distance from Leicester city centre. This location offers the perfect balance between suburban tranquillity and convenient urban access, making it ideal for families, professionals, and retirees alike.

Residents benefit from a wide range of local amenities, including supermarkets, schools, parks, and leisure facilities all within easy reach. The area is served by excellent transport links, with major bus routes, nearby access to the M1 and M69 motorways, and Leicester train station just a short drive away, ideal for commuters.

The neighbourhood has a strong sense of community, with well-kept streets, green open spaces, and proximity to Fosse Park Shopping Centre, one of the region's premier retail destinations.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Blaby District Council - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.





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Agents Note

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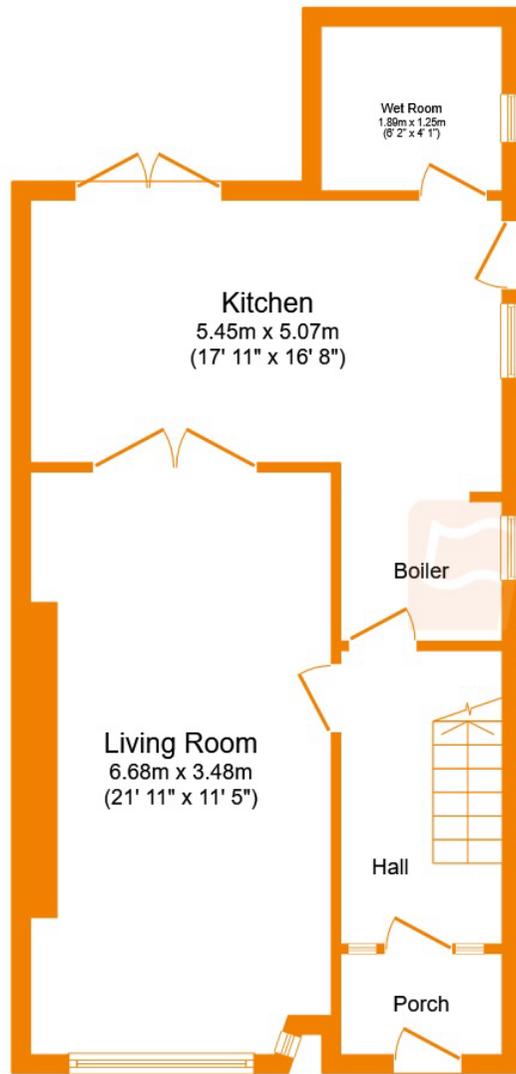
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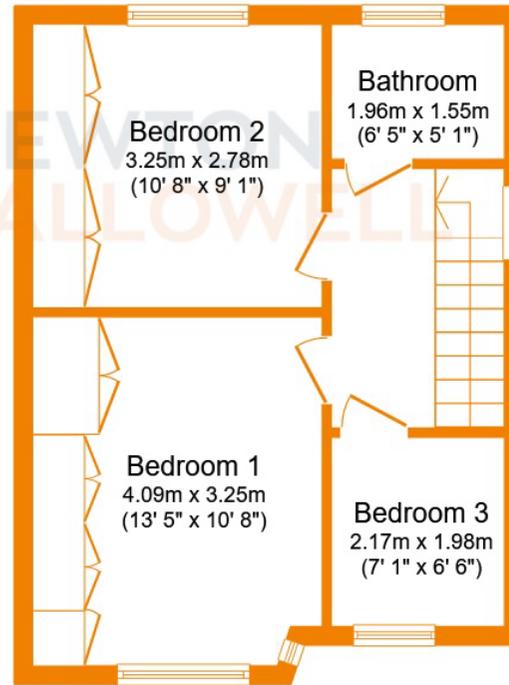
If you have a house to sell then we would love to provide you with a free no obligation valuation.



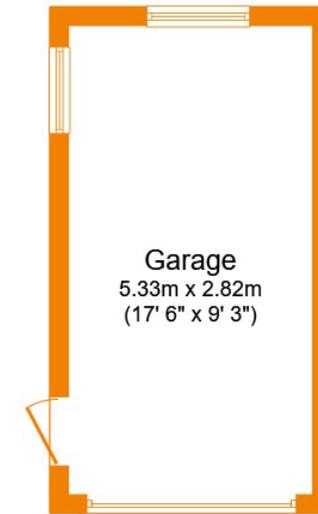




Ground Floor



First Floor



Garage

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