



Kingsway, Braunstone Town, LE3



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Guide price £400,000



### Key Features

- Five bedroom semi detached family home
- Situated on a no through road, adjacent to Aylestone Meadows
- Available with no upward chain
- Significantly extended
- Larger than normal corner plot
- Downstairs shower room & upstairs bathroom
- EPC rating TBC
- Freehold





Extended to the side and rear, walk in and be surprised by this traditional five bedroom semi detached home available with no upward chain. The gas centrally heated and double glazed layout includes an entrance porch and hallway, three reception rooms, inner lobby, modern breakfast kitchen and shower room. To the first floor are four double bedrooms, further single bedroom and bathroom. The plot enjoys parking to front for multiple vehicles, with a lawned garden to the rear. Occupying a cul de sac position and situated adjacent to Aylestone Meadows, this truly is an exciting opportunity for growing families to acquire a family home and therefore an early viewing is strongly recommended to avoid disappointment.

### Welcome to your new home

Step through the entrance porch and into a warm and welcoming hallway, where a staircase rises gracefully to the first floor.

The primary reception room offers an inviting setting for relaxing evenings, featuring a front-facing window that fills the space with natural light, an electric fireplace creating a cosy focal point, and open access to the extended second reception room, an ideal space for formal dining and entertaining.

A third reception room adds valuable flexibility, perfect as an additional sitting room, home office, or playroom.

The side lobby provides convenient access to both the front and rear of the property and includes a useful storage cupboard housing the boiler (installed in 2021). From here, you are led into a modern fitted breakfast kitchen, thoughtfully designed with a range of wall and base units, sink and drainer, built-in hob with extractor hood, appliance space, and dual-aspect windows.

Completing the ground floor is a modern shower room.

### Moving upstairs

Ascend to the first floor where a central landing provides access to five well-proportioned bedrooms. Four double bedrooms offer comfortable accommodation, three of which benefit from built-in storage, helping to maximise floor space and practicality.

A fifth bedroom provides a versatile single room, ideal as a child's bedroom, nursery, dressing room or home office.

Completing the first-floor layout is the family bathroom, fitted with a three-piece suite comprising a corner bath, wash hand basin and WC, finished with complementary tiling for a clean and cohesive look.

### Outside

Positioned at the end of the cul de sac, the larger than normal plot firstly offers parking for multiple vehicles. Side access leads to the rear where a mainly laid to lawn garden can be found oozing a particularly private feel. There is also an outbuilding providing storage.

### Location

Situated in the popular Braunstone Town, Kingsway 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.





Leicester - Tax Band C. 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.

### Need independent mortgage advice?

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### Agents Note

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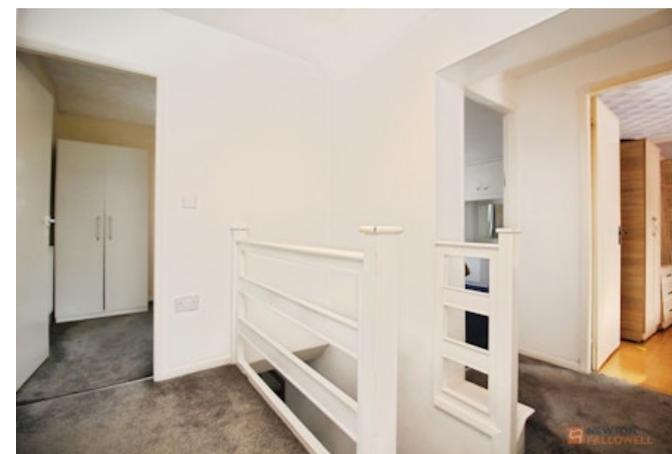
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Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

### Free Property Valuations

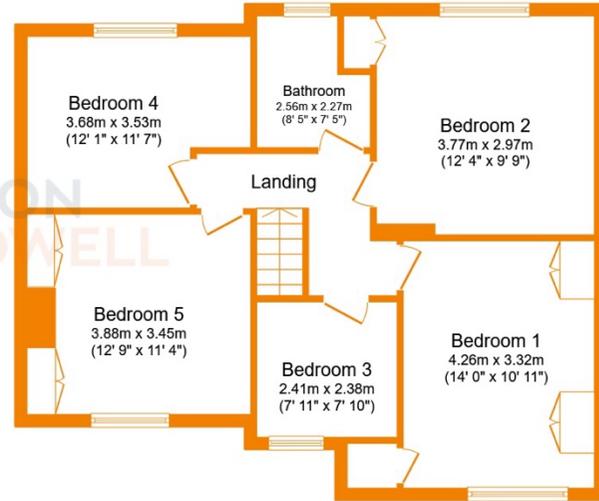
If you have a house to sell then we would love to provide you with a free no obligation valuation.







Ground Floor



First Floor

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