



Boynton Road, Braunstone, Leicester,
LE3



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Offers over £290,000



Key Features

- Three bedroom semi detached home & Detached Annex
- Popular & convenient residential location
- Modern fitted kitchen diner
- Annexe with kitchenette & shower room
- Ground floor WC
- Perfect for growing families
- EPC rating C
- Freehold





FAMILY HOME WITH DETACHED ANNEX! - Situated in a family friendly location with a children's playground just across the road, this much improved three bedroom semi detached home is perfect for growing families. Benefiting from gas central heating throughout, the accommodation in more detail comprises an entrance hall, downstairs WC, living room and kitchen diner and conservatory, with the first floor offering three bedrooms and bathroom. The plot offers parking to the front with a low maintenance rear garden oozing a particularly private feel not overlooked from beyond. There is also the added benefit of a detached annex with a kitchenette and shower room. The property is well placed for easy access into the city centre and is within close proximity to the local school and therefore an early viewing is strongly recommended to avoid disappointment.

Welcome to your new home

Upon entering the home, you are welcomed into the entrance hall with access to a convenient guest WC. A door leads through to the reception room, which is presented with wood-effect flooring and benefits from a window to the front aspect. The room also features a staircase rising to the first floor and access through to the kitchen diner.

The kitchen diner is fitted with a modern range of wall and base units with complementary work surfaces, incorporating a built-in oven, hob with extractor hood above, and space for two appliances. Offering ample room for a dining table and chairs, the space also benefits from a useful storage cupboard and access to the conservatory.

The conservatory provides additional versatile living space, featuring dual-aspect glazing and doors opening onto the rear garden, creating a bright and inviting area ideal for relaxing or entertaining.

Moving upstairs

Ascend to the first floor, a carpeted landing gives access to three bedrooms, two of which are comfortable doubles.

Bedroom three includes the use of a built in cupboard. Completing the first floor is the family bathroom fitted with a modern three piece suite comprising a bath, wash basin with storage beneath and WC, with a heated towel rail.

Outside

Situated in a family friendly location with a children's playground just across the road, the plot offers a lawn frontage with a tarmac driveway to the side providing off road parking for two/three cars. Gated access leads to a particularly private rear garden not being overlooked from beyond and is arranged for low maintenance with paved and gravelled areas. With fencing to boundaries and access to the detached annexe.

Detached Annex

A fantastic addition to the home, perfect for extended families or guests. With an open plan living/bedroom and kitchenette fitted with a range of base, drawer & eye level units, stainless steel sink unit with mixer tap. A door leads to the shower room with double glazed window to the front, shower, WC, hand wash basin, central heating boiler and complementary tiling.

Solar Panels

Please note the property benefits from leased solar panels. Please enquire for more details.

Location

Situated in a sought-after part of Leicester, Boynton Road offers convenient access to a range of local amenities, reputable schools and excellent transport links.

Leicester city centre, the popular Fosse Park shopping destination, and major road networks including the A47 road, M1 motorway and M69 motorway are all within easy reach, making this a highly convenient and well-connected location.

Tenure & Council Tax

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





Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

Making an Offer

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Agents Note

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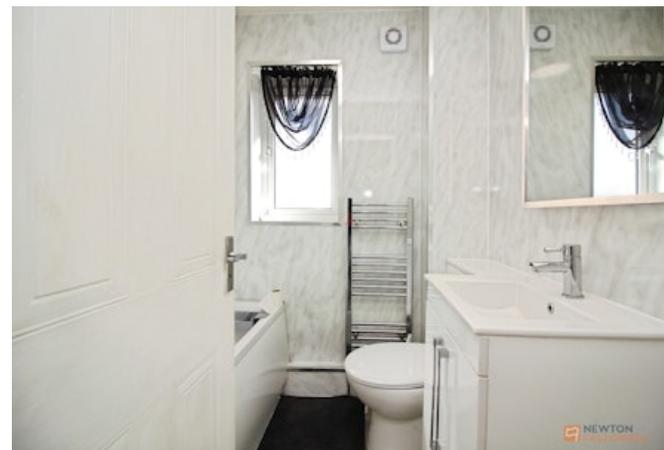
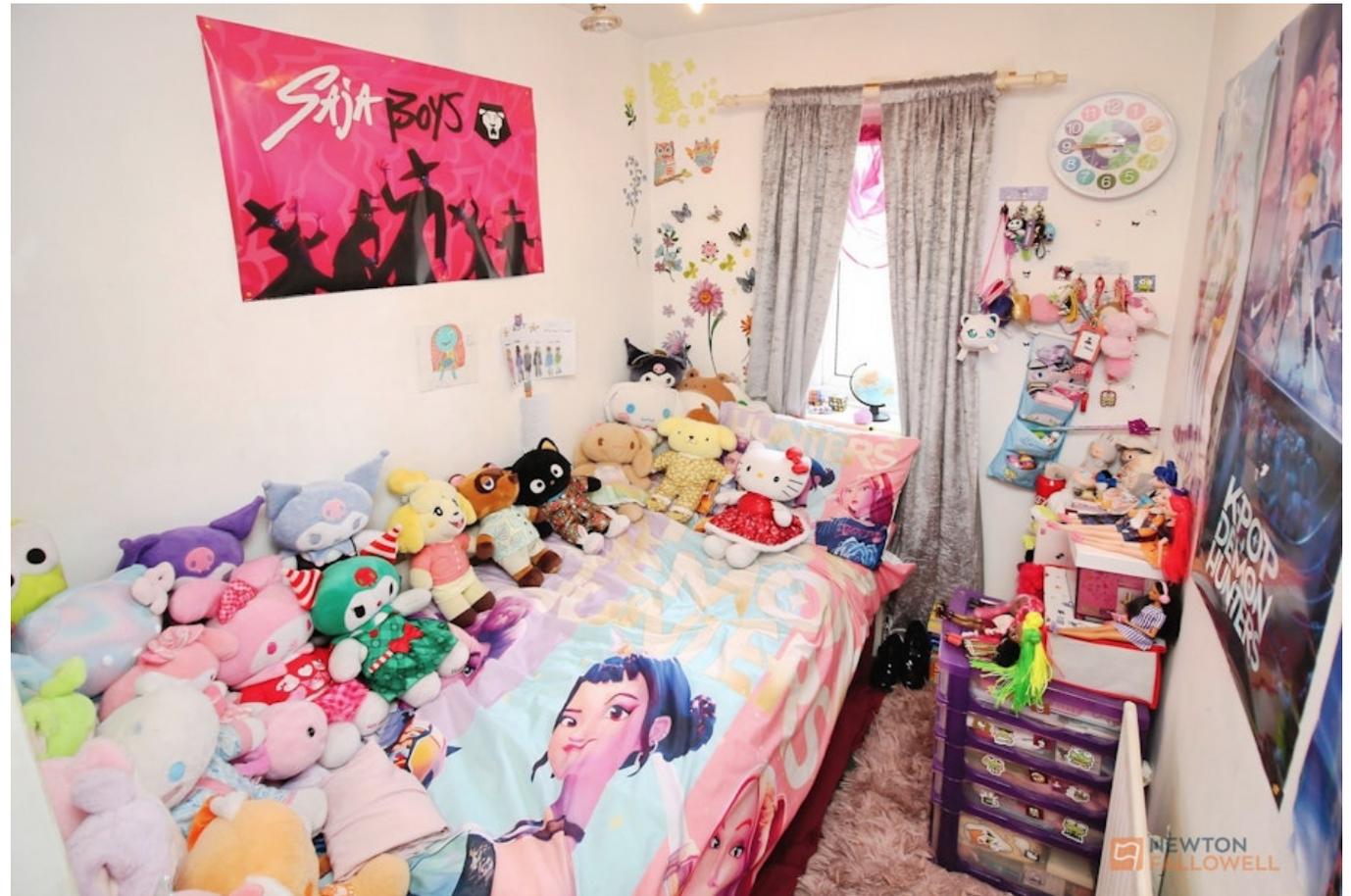
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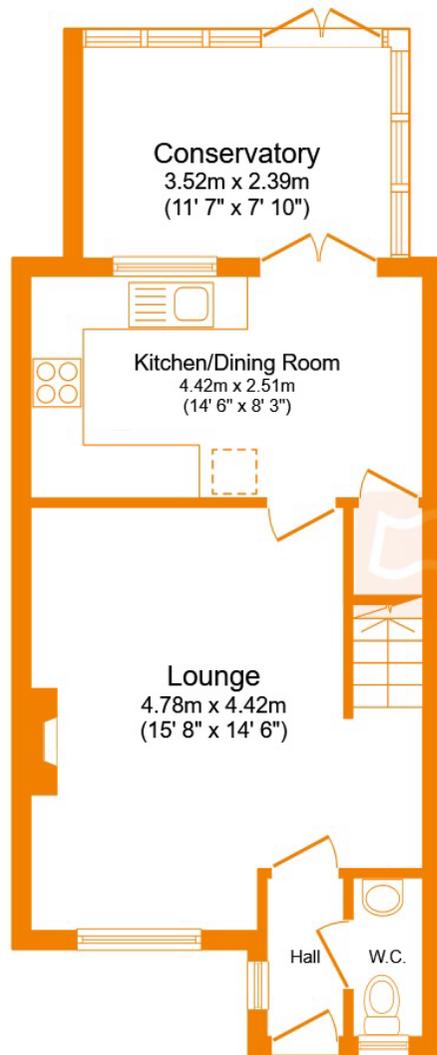
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle 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

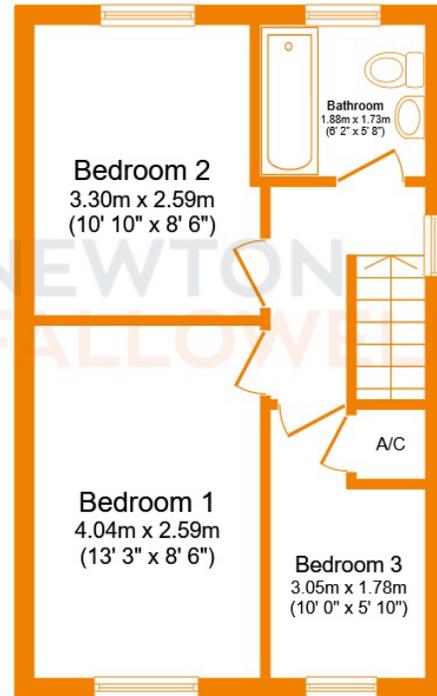
If you have a house to sell then we would love to provide you with a free no obligation valuation.



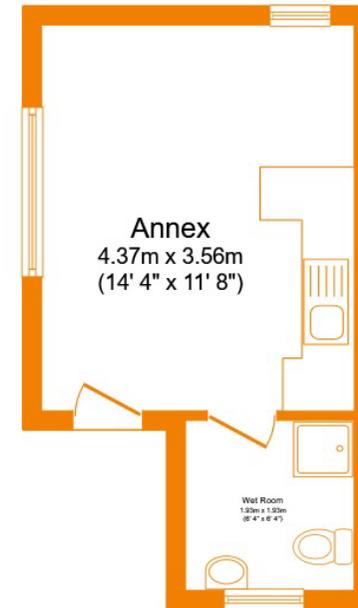




Ground Floor



First Floor



Annex

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

