



shepherd  
white &

**Braunstone Close,  
Braunstone,  
LE3 2GE**



01530 231 859

[sales@shepherdandwhite.co.uk](mailto:sales@shepherdandwhite.co.uk)



shepherd  
white &

**Braunstone Close,  
Braunstone,  
LE3 2GE**

**ENTRANCE HALL**

**LOUNGE/DINER**

**24' 2" x 11' 4" (7.39m x 3.47m)**

**KITCHEN**

**7' 7" x 5' 6" (2.32m x 1.68m)**

**CONSERVATORY**

**14' 5" x 6' 8" (4.40m x 2.04m)**

**BEDROOM**

**11' 10" x 11' 0" (3.63m x 3.37m)**

**BEDROOM**

**11' 6" x 11' 1" (3.52m x 3.38m)**

**BEDROOM**

**6' 9" x 5' 6" (2.07m x 1.68m)**

**BATHROOM**

**OUTSIDE**

**The property stands on a corner plot**

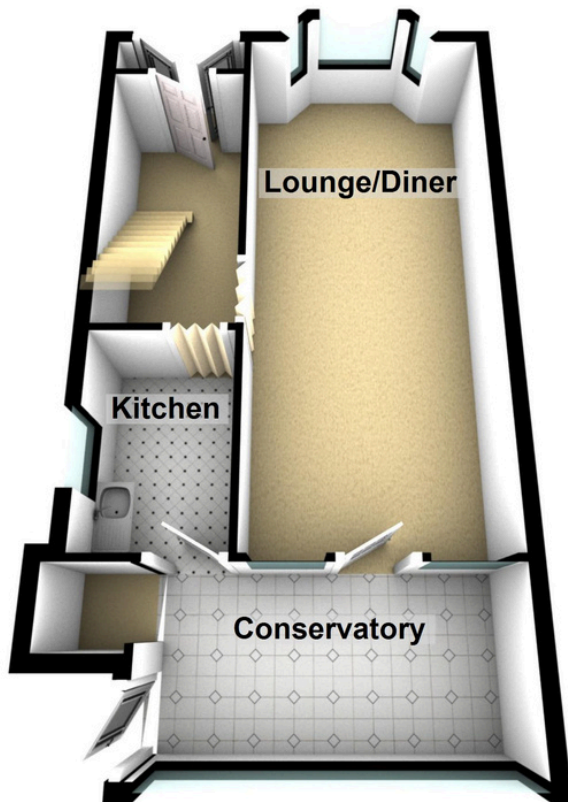
**GARAGE**



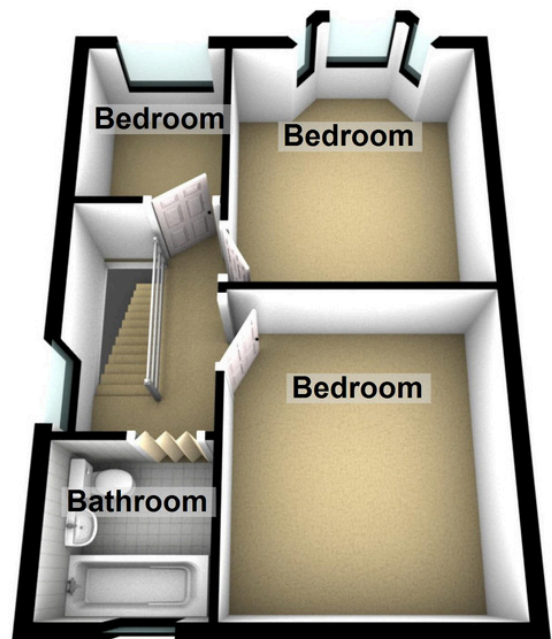
shepherd  
white &

# Braunstone Close, Braunstone, LE3 2GE

Ground Floor



First Floor





shepherd  
white &

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

#### **Measurements**

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

#### **Photographs**

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

#### **Services**

The services, systems and appliances listed in this specification have not been tested by Shepherd & White and no guarantee as to their operating ability or efficiency can be given.

#### **Tenure**

Freehold- Shepherd & White recommends that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

#### **Money Laundering**

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

COUNCIL TAX : Band B,  
Blaby District Council

FLOOD RISK  
River & Sea...Very Low  
Surface Water...Very Low

c

**Thinking of Selling?**  
**For a free valuation of your property with no  
obligation contact Shepherd & White on  
01530 231 859**

Shepherd & White Central Admin PO Box 9290 Coalville Leicester LE67 1WP  
Tel: 01530 231859 or 0116 3666326  
Email: [sales@shepherdandwhite.co.uk](mailto:sales@shepherdandwhite.co.uk)

Registered in England No 6802054 Registered Office 10 Hawthorne Drive, Thornton, Leicester, LE67 1AW

**01530 231 859**   [sales@shepherdandwhite.co.uk](mailto:sales@shepherdandwhite.co.uk)