



Watergate Lane, Braunstone Town, LE3



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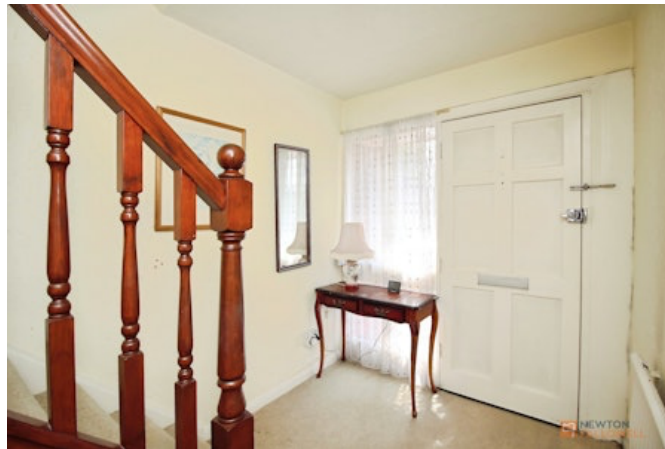
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£309,950



Key Features

- Three well proportioned bedrooms
- Extended detached family home
- Driveway and single garage
- Popular residential location
- Available with no upward chain
- Gas central heating and double glazing
- EPC rating TBC
- Freehold





Perfect for growing families, walk in and be surprised by this enlarged three bedroom detached home is conveniently situated for access to the M1/M69, Leicester City Centre and Fosse Park and Meridian Leisure and must be viewed in person to be fully appreciated. Having been occupied by the same owner since the 1960's, the extended internal layout includes an entrance hallway, lounge open with the dining room and extended kitchen. Upstairs you will find three practical bedrooms and a modern wet room. The plot offers front and rear gardens with a driveway leading to a garage. Benefiting from gas central heating and double glazing, the property is available with no upward chain.

Welcome to your new home

Upon entry to the home, you step into the welcoming entrance hallway featuring a staircase rising to the first floor. A door leads through to the extended 33ft reception room, offering ample space for both formal dining and comfortable sitting. With a feature fireplace, carpet flooring and sliding doors to the rear garden. The kitchen is fitted with a range of wall and base units with complementary surfaces, tiled splashbacks, Bosch oven, four ring 'Hotpoint' hob, sink and drainer and baxi boiler. With ample space for dining, there is also a useful pantry, side access door and a door to the garden.

Moving upstairs

Ascend to the first floor, a carpeted landing gives access to three well proportioned bedrooms, two of which are comfortable doubles. A contemporary wet room completes the first floor comprising a Triston shower, wash basin and WC, with complementary tiled surrounds and dual aspect glazing.

Outside

The property occupies a convenient position being within close proximity to Fosse Park and major road links. You are first greeted by a driveway which provides off street parking with shrubbery to the right hand boundary creating a

particularly private feel. The driveway leads alongside the property to the rear where you'll find a garage. The garden is mainly laid to lawn, not overlooked from beyond.

Location

Situated in the heart of Braunstone Town, Watergate 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 - Tax Band C. 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.

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Speak with our expert 'in branch' adviser, please contact our office.

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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.

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