

FLOOR PLAN

DIMENSIONS

Hallway

**Downstairs WC**  
4'02 x 2'10 (1.27m x 0.86m)

**Lounge**  
15'09 x 12'07 (4.80m x 3.84m)

**Dining Kitchen**  
9'02 x 15'11 (2.79m x 4.85m)

Landing

**Bedroom One**  
9'01 11'02 (2.77m 3.40m)

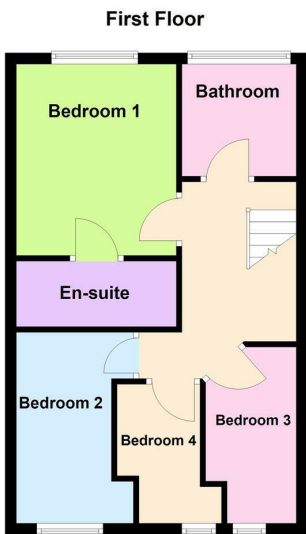
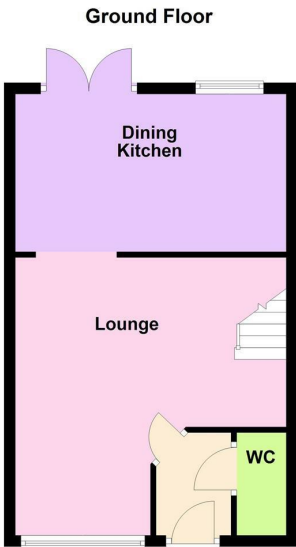
En Suite

**Bedroom Two**  
9'09 x 5'06 (2.97m x 1.68m)

**Bedroom Three**  
5'01 x 3'07 (1.55m x 1.09m)

**Bedroom Four**  
6'09 x 3'07 (2.06m x 1.09m)

**Bathroom**  
6'01 x 6'05 (1.85m x 1.96m)



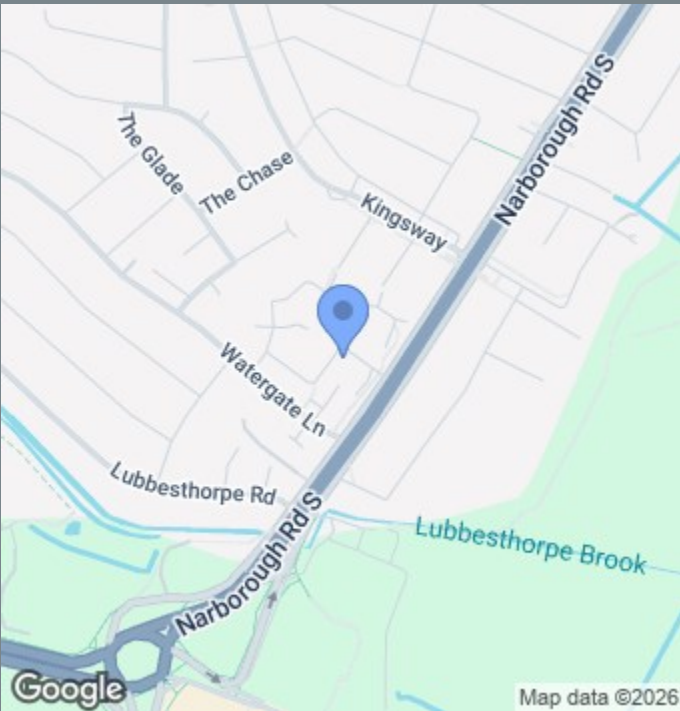


# OVERVIEW

- Lovely Family Home
- Great Location & No Chain
- Hallway & Downstairs Cloakroom
- Spacious Lounge
- Dining Kitchen
- Three Bedrooms
- En Suite To Primary & Bathroom
- Driveway & Garage
- Enclosed Garden
- EER - C, Freehold, Tax Band - C

## LOCATION LOCATION....

Bannister Road is situated within Braunstone Town, a well-established residential area to the west of Leicester known for its strong community spirit and convenient local amenities. The area offers a range of nearby shops, supermarkets and everyday services, with additional retail and leisure facilities available at the nearby Fosse Park Retail Centre and Leicester city centre. Families are well catered for with a selection of primary and secondary schools within easy reach. Residents also benefit from excellent access to green space, with the expansive Braunstone Park close by — one of Leicester’s largest parks, offering open parkland, lakes, play areas and walking routes.



## THE INSIDE STORY

*Situated in a popular and convenient location, this lovely end townhouse is offered to the market with no onward chain, making it an ideal choice for a straightforward move. With spacious and adaptable accommodation throughout, the property is perfectly suited to modern family living. Upon entering, you are welcomed into a hallway that leads through to a generous lounge, providing a comfortable and inviting space to relax, unwind, or entertain guests. To the rear, the dining kitchen forms the heart of the home, offering a sociable and practical layout. With ample room for both cooking and dining, it's an ideal space for everyday family life as well as hosting friends. French doors from the dining area open out onto the garden, allowing natural light to flood in and creating a seamless connection between indoor and outdoor living. A convenient downstairs cloakroom completes the ground floor. Upstairs, the property offers excellent flexibility, having originally been a three-bedroom home and now reconfigured to provide four rooms. This layout is ideal for growing families, those needing an a home office, or walk in wardrobe. The primary bedroom benefits from its own en suite, adding a touch of comfort and privacy, while the remaining bedrooms can be adapted to suit a variety of needs. The family bathroom serves the additional bedrooms and provides a functional and comfortable space. Externally, the property continues to impress. A driveway provides off-road parking and leads to a garage, offering further storage or secure parking options. The rear garden features a combination of lawn and patio, creating a great space for outdoor dining, children's play, or simply enjoying the warmer months. A fantastic and versatile home in a sought-after location, early viewing is highly recommended.*

