



Westover Road, Braunstone Town, LE3



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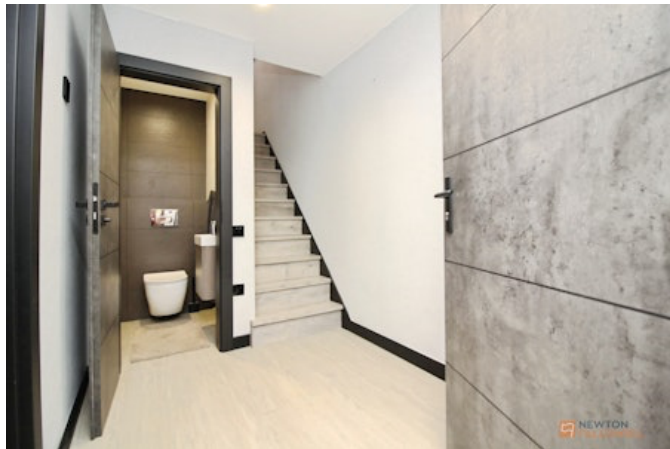
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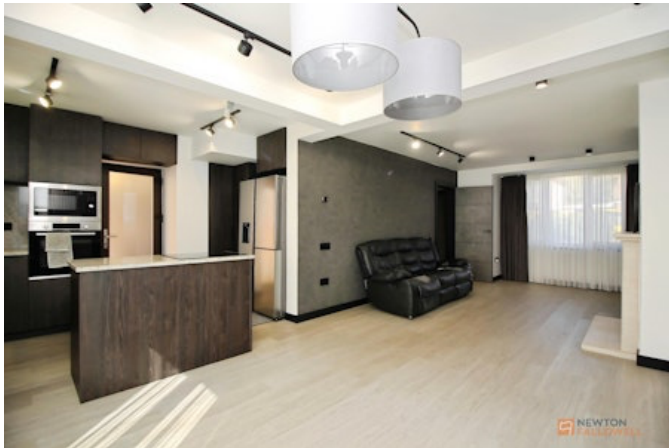
Offers over £290,000



## Key Features

- Three well proportioned bedrooms
- Much improved semi detached home
- Cul de sac location
- Open plan living kitchen diner
- Ground floor WC
- Available with no upward chain
- EPC rating D
- Freehold





Situated in a popular and convenient location for growing families, this traditional three-bedroom semi-detached home has been thoughtfully refurbished to offer a stylish, contemporary interior and true "turn-key" living. Positioned just off Braunstone Lane, the property benefits from an upgraded boiler (installed 2022), security cameras, high-performance triple-glazed windows with Low-E coating and four-season technology, as well as cavity wall insulation, a boarded loft, and enhanced soundproofing to the adjoining property. The well-proportioned layout includes an entrance porch and hallway, guest WC, and a bright and airy open-plan living kitchen diner. Upstairs are three well-proportioned bedrooms and a modern shower room. Externally, there is off-road parking to the front with access to a carport, and a private rear garden that is not overlooked.

### Ground floor

Upon entering the home, you are welcomed by a practical entrance porch, ideal for coats and shoes which leads through to a bright and inviting hallway. Here, you'll find a staircase rising to the first floor, along with access to a convenient ground floor WC fitted with a modern two-piece suite.

A standout feature of the property is the impressive open-plan living kitchen diner, perfectly suited to family life and entertaining alike. The kitchen is fitted with a stylish range of units topped with granite work surfaces, complemented by soft-closing drawers and integrated Bosch appliances, including an oven, hob, microwave, and dishwasher. An inset sink with a countertop drainer and space for a fridge freezer complete the space.

There is also ample room for comfortable living and formal dining, enhanced by wood-effect flooring, underfloor heating, and a charming feature log burner. Sliding doors open out to the garden, seamlessly blending indoor and outdoor living.

### First floor

Upstairs, the landing provides access to three well-proportioned bedrooms, each finished with contemporary wood-effect flooring. The accommodation is completed by a modern three-piece bathroom suite, featuring a walk-in shower, wash basin, and WC, complemented by tiled surrounds and a heated towel rail. The landing also offers access to a boarded loft space, equipped with a ladder, lighting, and insulation.

### Outside

The property occupies a family friendly plot, with a driveway to the front providing off-road parking and access to the carport. To the rear, a larger-than-average garden offers a good degree of privacy, being unoverlooked from beyond. It is enclosed by fencing and features a summerhouse along with paved areas, ideal for outdoor relaxation and entertaining.

### Location

Offering a convenient and well-connected setting close to a range of local shops, schools, and parks. Fosse Park and Braunstone Park are just minutes away, providing great shopping and outdoor leisure options.

With easy access to the M1, M69, and Leicester city centre, this location is ideal for commuters and families alike, offering a perfect balance of suburban peace and city convenience.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Blaby District Council - Tax Band B. 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?

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





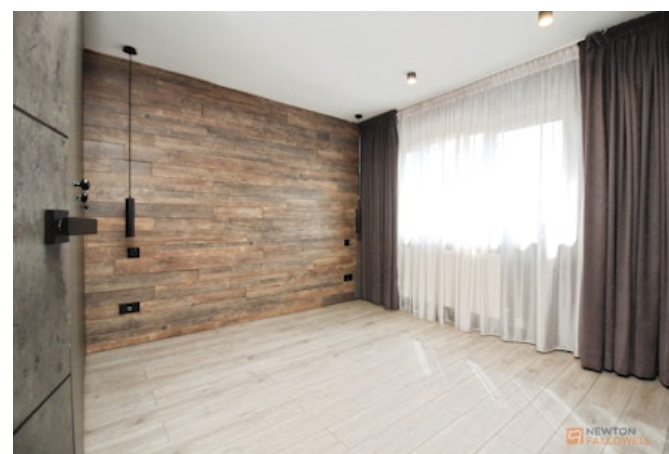
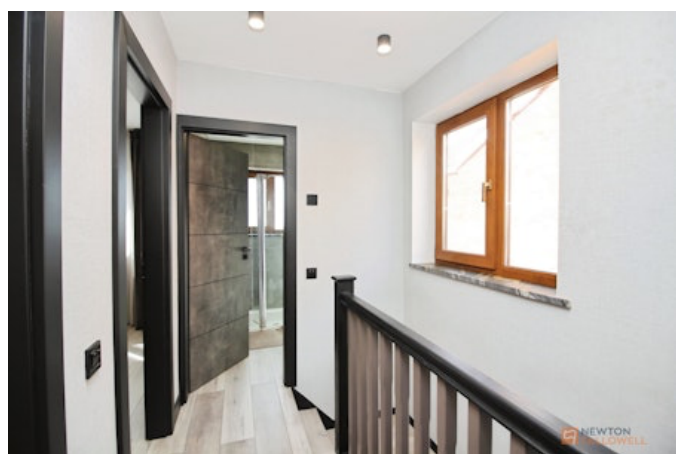
circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

### Making an Offer

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

### Agents Note

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. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.



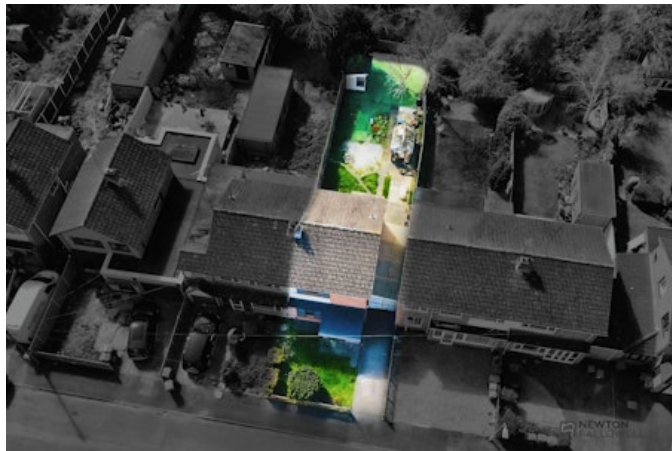
## Referrals

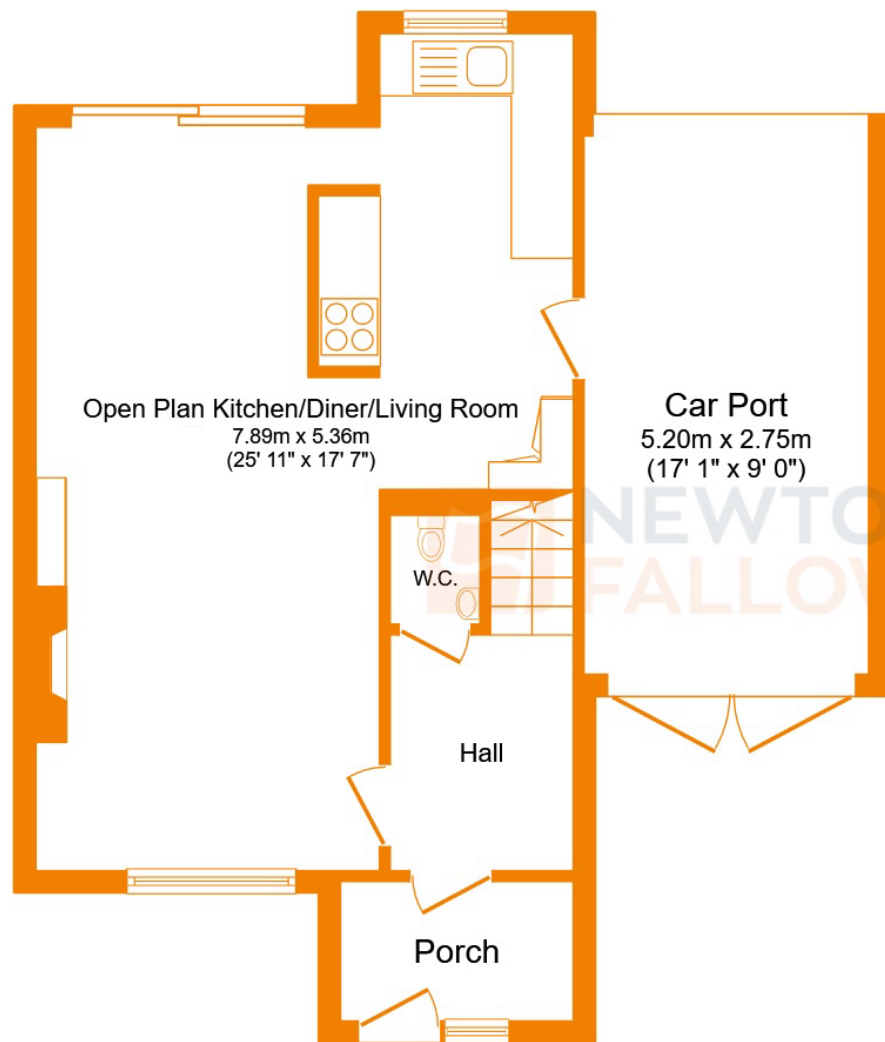
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle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







**Open Plan Kitchen/Diner/Living Room**  
7.89m x 5.36m  
(25' 11" x 17' 7")

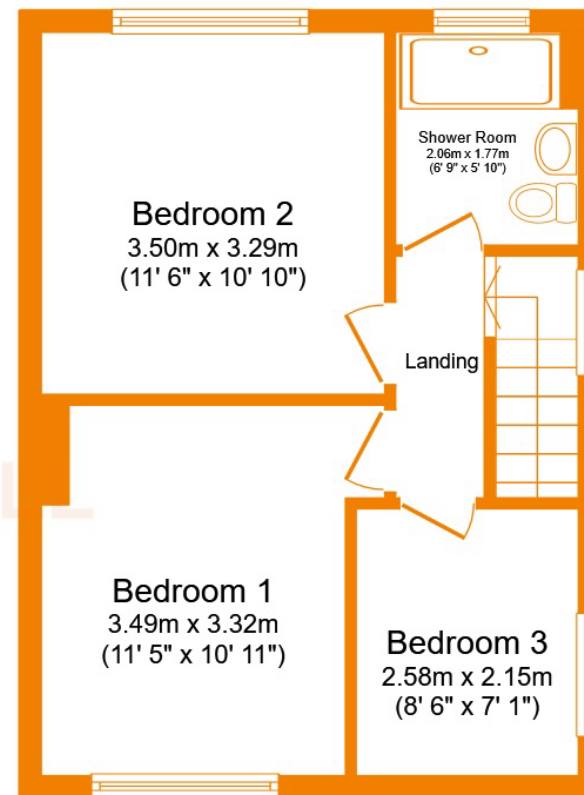
**Car Port**  
5.20m x 2.75m  
(17' 1" x 9' 0")

W.C.

Hall

Porch

**Ground Floor**



**Bedroom 2**  
3.50m x 3.29m  
(11' 6" x 10' 10")

**Shower Room**  
2.06m x 1.77m  
(6' 9" x 5' 10")

Landing

**Bedroom 1**  
3.49m x 3.32m  
(11' 5" x 10' 11")

**Bedroom 3**  
2.58m x 2.15m  
(8' 6" x 7' 1")

**First Floor**

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](http://www.Propertybox.io)

