

FLOOR PLAN

DIMENSIONS

Porch
4'06 x 6'10 (1.37m x 2.08m)

Entrance Hall
11'02 x 5'11 (3.40m x 1.80m)

Lounge Diner
26'05 x 10'11 max (8.05m x 3.33m max)

Kitchen
10'10 x 8'02 (3.30m x 2.49m)

Landing

Bedroom One
14'02 x 9'11 (4.32m x 3.02m)

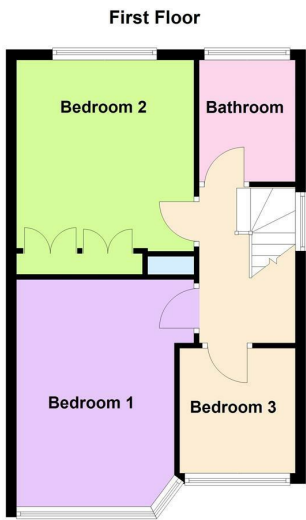
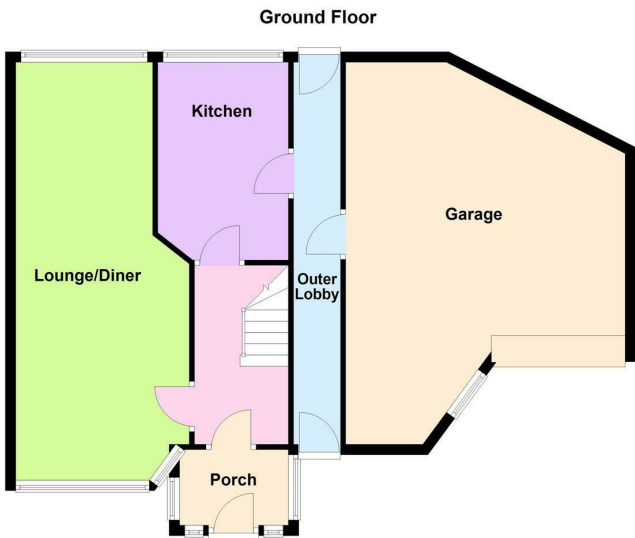
Bedroom Two
12'05 x 11' (3.78m x 3.35m)

Bedroom Three
7'11 x 7'05 (2.41m x 2.26m)

Bathroom
7'06 x 5'11 (2.29m x 1.80m)

Outer Lobby
23'06 x 2'09 (7.16m x 0.84m)

Garage
24'07 x 17'10 max (7.49m x 5.44m max)



OVERVIEW

- Family Home On Great Plot
- One Owner From New
- No Onward Chain
- Porch & Entrance Hall
- Lounge Diner & Kitchen
- Three Bedrooms & Bathroom
- Driveway & Extended Garage
- Low Maintenance Rear Garden
- Viewing Is Advised
- EER - tbc, Freehold, Tax Band - B

LOCATION LOCATION....

Kingsway is set within a friendly and well-established residential area of Braunstone Town, making it an ideal location for families. The area offers a strong sense of community along with a good range of local shops, supermarkets and everyday amenities close by, while the popular Fosse Park Retail Centre is just a short distance away, providing a wide selection of high-street stores, restaurants and leisure facilities. Families are well catered for with several well-regarded primary and secondary schools nearby, as well as excellent access to green spaces and parks, including Braunstone Park, which is perfect for children, dog walking and outdoor activities. The area also benefits from excellent transport links, with regular bus services and convenient access to major road routes such as the A47, A563 and M1, making commuting and school runs straightforward. Overall, Kingsway offers a comfortable, convenient and welcoming setting for family life.



THE INSIDE STORY

Situated on a generous corner plot in a truly fabulous location, this attractive family home offers spacious, flexible accommodation and the added benefit of no onward chain, making it an ideal move for buyers seeking a smooth and straightforward purchase. The property is approached via a private driveway providing off-road parking, complemented by a front garden and access to the porch. Step inside through the porch into the welcoming entrance hall, which sets the tone for the warm and inviting spaces beyond. The heart of the home is the lounge diner, a wonderfully versatile room ideal for both everyday family living and entertaining. The lounge area features a characterful fireplace and a window to the front, creating a cosy spot to unwind. The dining area provides ample room for a table and chairs, perfect for family meals and gatherings, and benefits from a hatch through to the kitchen, enhancing the sociable flow of the layout. A window here enjoys views over the rear garden, filling the room with natural light. The kitchen is fitted with a range of wall and base units and includes a stainless steel sink drainer with mixer tap, plumbing for a dishwasher, and a handy breakfast bar — ideal for informal dining, morning coffee, or day-to-day family life. An outer lobby leads through to the extended garage, which features an electric door and a useful utility area, offering excellent storage and practicality. Upstairs, the landing leads to three well-proportioned bedrooms, each offering flexibility for family use, guests, or working from home, along with a family bathroom. Outside, the rear garden provides a lovely outdoor retreat with a lawn and patio area, perfect for outdoor dining, relaxing, or children’s play. The corner plot position adds a sense of space and privacy, rounding off the appeal of this superb home.

