



Fieldhurst Avenue, Braunstone
Town, LE3



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£260,000



Key Features

- Available With No Upward Chain
- Three Bedrooms
- Traditional Semi Detached Home
- Family Friendly Cul De Sac Location
- Driveway, Carport & Garage
- Within Proximity to Fosse Park & Motorway Network
- EPC rating TBC
- Freehold





Rare to the market, this charming three-bedroom, half-bay-fronted semi-detached home is ideally situated in a popular and convenient location, perfect for families or those who require access to major road links including the motorway network. Benefiting from gas central heating, the well-proportioned accommodation comprises an inviting entrance hall, a bright lounge featuring a half-bay window, and a full width kitchen/diner. Upstairs, you'll find three bedrooms and a wet room. Occupying a family friendly cul de sac location, externally, the home enjoys a driveway providing off-road parking leading to a carport. A low maintenance garden and garage can be found at the rear. Available with no upward chain, early viewing is strongly recommended to avoid disappointment.

Ground Floor

Upon entering the property, you are welcomed into a bright and inviting entrance hallway, featuring a staircase rising to the first floor and a door leading into the main reception room. This light-filled space benefits from a charming half-bay window to the front elevation and is finished with carpet flooring. To the rear, the full-width kitchen/diner is fitted with a range of wall and base units, complemented by roll-edge work surfaces, tiled splashbacks, a sink and drainer, and space for both a washing machine and cooker. Two rear-facing windows overlook the garden, while a side access door leads conveniently to the carport.

First Floor

Upstairs, the property offers three well-proportioned bedrooms, including two doubles, providing comfortable accommodation for family members or guests. Each bedroom features built-in wardrobes, offering ample storage. The wet room is fitted with a shower, wash hand basin, and WC, all complemented by tasteful tiling for a clean, contemporary finish.

Outside

Externally the property occupies a family friendly cul de sac position with a low maintenance front garden and paved driveway providing off road parking and giving access to the carport and garage measuring 6.04m x 3.16m with light and power. The rear garden is arranged for low maintenance with fencing to boundaries and paved areas ideal for outdoor sitting and entertaining.

Tenure & Council Tax

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

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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."

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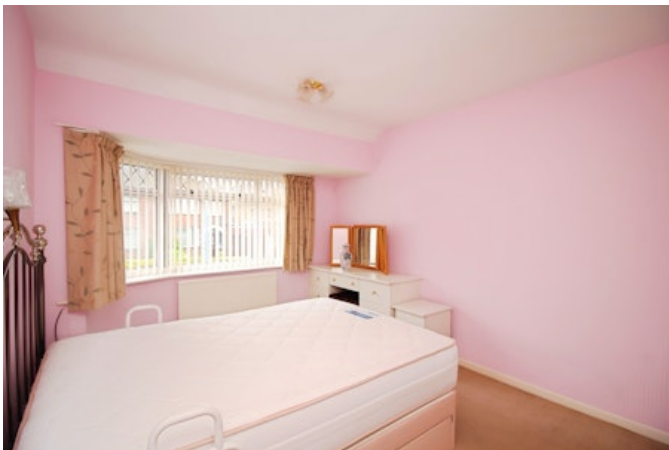
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Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage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

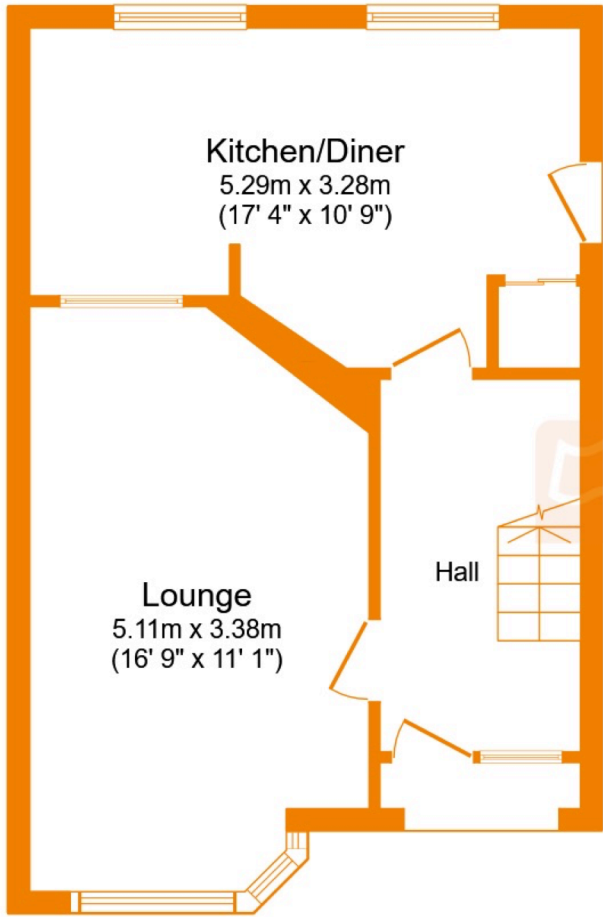
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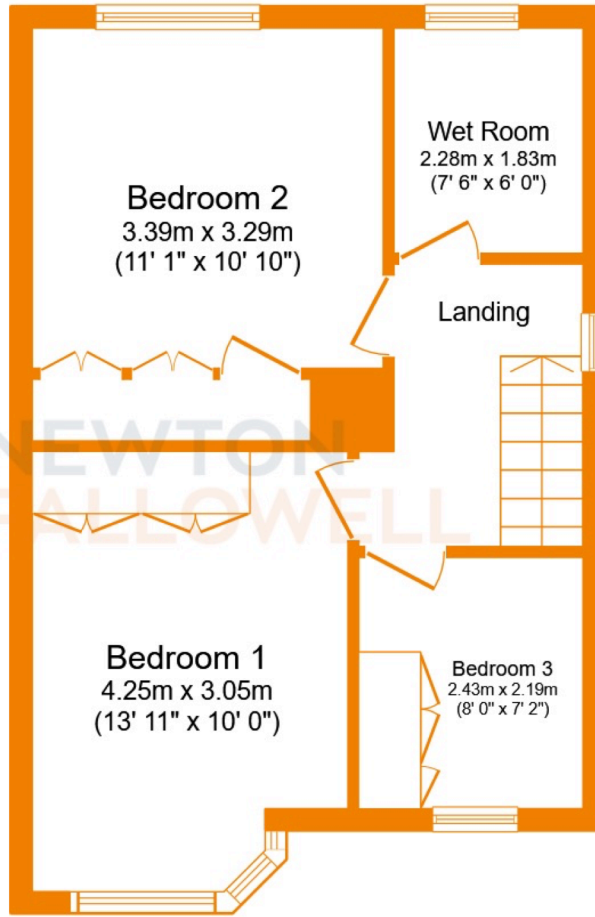




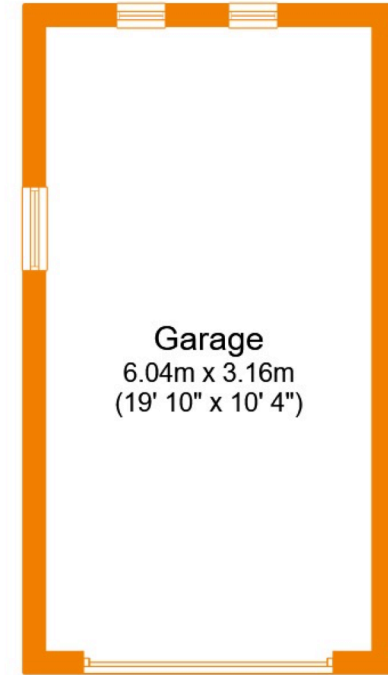




Ground Floor



First Floor



Garage

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