



Kingsway, Braunstone Town, LE3



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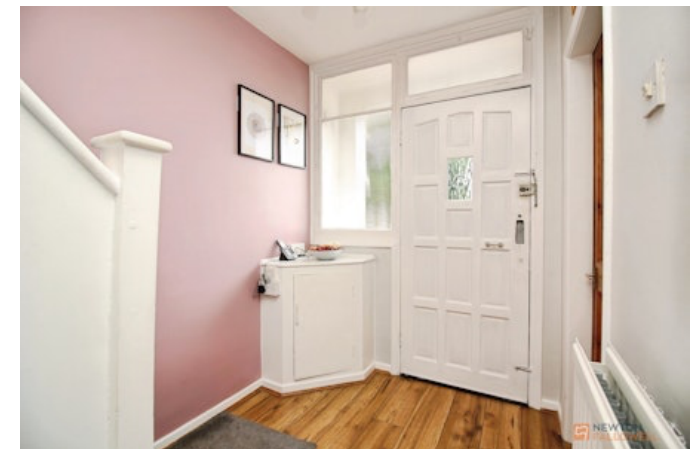
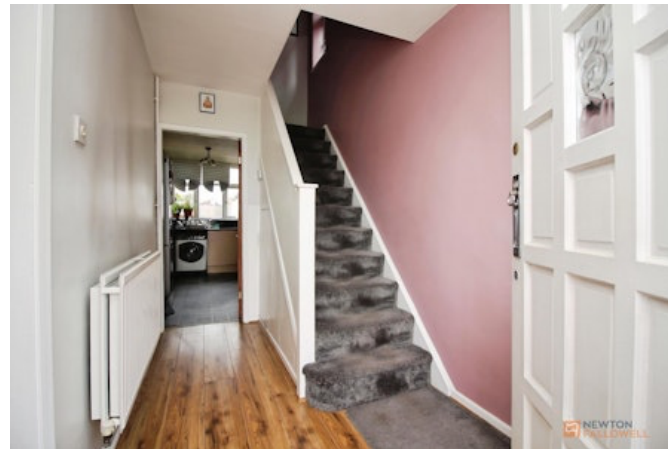
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Guide price £275,000



### Key Features

- Three practical bedrooms
- Traditional semi detached home
- Sought after position along the Kingsway
- Driveway and single garage
- Perfect for growing families
- Ideally located for access to the motorway network
- EPC rating TBC
- Freehold





A perfect option for growing families or first time buyers in search of a traditional semi detached home, this three bedroom property is conveniently located for access to Fosse Park Shopping and the motorway network. The gas centrally heated layout includes an entrance hall, lounge, dining room and kitchen, with the first floor offering three bedrooms and a bathroom. The property boasts a driveway providing off road parking, single garage and front and rear gardens. Occupying a desirable position along the Kingsway, an early viewing comes highly recommended to avoid disappointment.

### Welcome to your new home

Upon entry to the accommodation you step into the welcoming entrance hallway with a staircase rising to the first floor and a door leading through to the primary reception room flooded with an abundance of natural light provided by a half bay window. With wood effect flooring and access leads through to the formal dining room with direct access to the garden. The kitchen is fitted with a range of wall and base units with complementary work surfaces over, sink and drainer, space for cooker with fitted hood and space for appliances. With a useful pantry and side access door.

### Moving upstairs

Moving upstairs you will find three bedrooms, two of which are comfortable doubles and all enjoy the use of built in wardrobes.

Completing the first floor is the family bathroom fitted with a three piece suite comprising a bath with shower over, wash hand basin and WC.

### Outside

Externally the property occupies a sought after position with a low maintenance front garden and driveway providing off road parking. The rear garden offers both low maintenance and lawned areas, with fencing to boundaries and a detached garage.

### Location

Nestled in a well-connected and popular part of Leicester, Kingsway offers the perfect blend of convenience, community, and comfort. Ideally situated just a short distance from the city centre, this location provides easy access to a wide range of local amenities, including supermarkets, independent shops, cafés, and restaurants.

Families will appreciate the proximity to highly regarded local schools, parks, and recreational spaces, while excellent transport links make commuting simple, with nearby bus routes, easy access to the A6, A426, and M1, and Leicester Railway Station just a short drive away.

### 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 EVERYONE MORTGAGES, who work 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 firms 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.

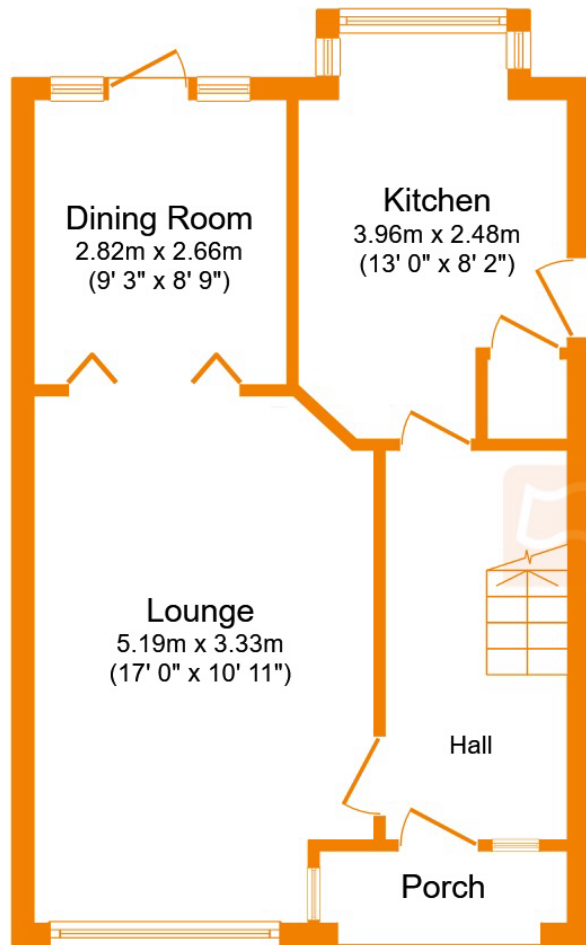
### Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.

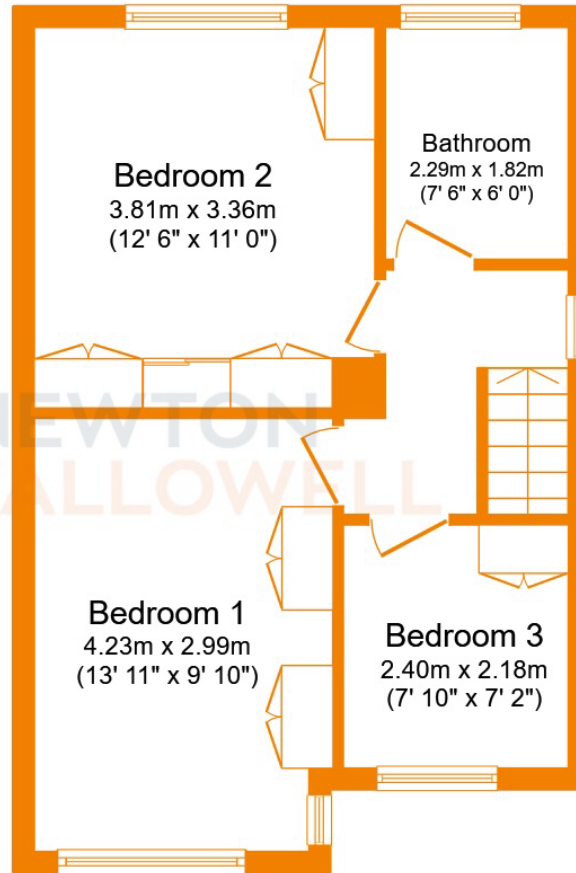




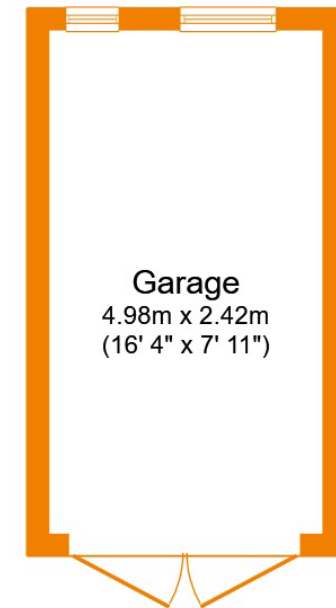




Ground Floor



First Floor



Garage

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)

