



Dunstall Avenue, Off Braunstone
Lane, Leicester, LE3



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£279,950



Key Features

- Three Bedrooms
- Semi Detached Family Home
- Extended Lounge Diner
- Modern Kitchen & Bathroom
- 17ft Garden Room With Bi-Folding Doors
- No Upward Chain
- EPC rating D
- Freehold





Enjoying a single storey extension to the rear creating a larger reception room as well as the use of a 17ft garden room with bi-folding doors perfect for those occasions when entertaining, fall in love with this much improved three bedroom semi detached property offering a modern interior, ideal for growing families or first time buyers and must be viewed in person to be truly appreciated. The gas centrally heated and double glazed layout includes an entrance hall, aforementioned enlarged lounge diner, modern fitted kitchen and a contemporary fitted bathroom, with the first floor offering three bedrooms. Well placed for access to the motorway network and amenities, the plot offers parking to the front with a side lobby providing access to the larger than average garden to the rear oozing a particularly private feel. An early viewing comes highly recommended to avoid disappointment.

Accommodation

Front entrance door opens into the:

Entrance Hall

Presented with wood effect flooring, the entrance hall offers a carpeted staircase rising to the first floor, central heating radiator and a useful under stairs storage area. The open plan hall gives access to all of the downstairs accommodation.

Extended Lounge Diner 8.46m x 3.43m

Affording space for both formal dining and comfortable sitting, the primary reception room offers a bay window to the front elevation as well as window to the rear elevation and french doors leading to the garden. With central heating radiators, feature exposed brick fireplace, wood effect flooring and spotlighting.

Kitchen 3.12m x 3.58m

Fitted with a contemporary range of wall mounted and base units with complementary roll edge work surfaces over and brick effect tiled splashbacks. Features include an inset 1.5 sink and drainer unit with mixer tap, built in oven with a four ring gas hob, space for fridge freezer, plumbing for washing machine and space for a tumble dryer. With a modern radiator, window to the rear elevation and a side access door to the:

Side Lobby

Providing access to the front and rear, with a skylight window.

Modern Bathroom 2.67m x 1.63m

Fitted with a contemporary three piece suite comprising a bath with shower over and screen, wash hand basin and wc, all with complementary tiled surrounds. Enjoying dual aspect glazing, there is also a column radiator.

First Floor Landing

Giving access to the bedrooms and bathroom, with a window to the front elevation, carpet flooring and a hatch to the loft space.

Bedroom One 4.50m x 3.45m

A light and airy double room offering dual aspect glazing, with two central heating radiators and carpet flooring.

Bedroom Two 2.54m x 3.58m

A second double room enjoying views of the rear garden, with a built in cupboard, carpet flooring and a central heating radiator.

Bedroom Three 3.20m x 1.65m

With a window to the side elevation and carpet flooring.

Outside

The plot offers a driveway to the front providing off road parking for three cars. To the rear is a larger than average fully enclosed garden firstly offering a raised patio and decking area adjacent to the accommodation perfect for outdoor entertaining.





Steps leads down to a mainly laid to lawn garden with a variety of plants and shrubs to the borders. A pathway leads to the back of the garden where a second patio area can be found ideal for outdoor sitting. With fencing to boundaries and access to the garden room.

Garden Room 5.23m x 6.25m

Enjoying bi-folding doors to the garden, a particular selling feature is the outbuilding providing the perfect space to entertaining. With spotlighting, power, feature bar and panelling.

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.

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Making an Offer

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation



in this matter as this information will be required before a sale can be agreed.

Agents Note

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