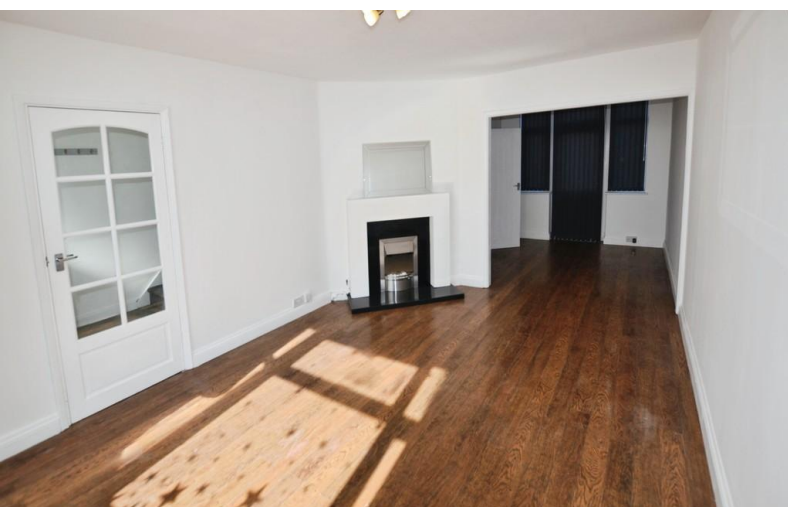


FOR SALE



Kingsway, Braunstone Town, Leicester

3 Bedrooms, 1 Bathroom, Semi Detached House

Asking Price Of £250,000





- Three Bedroom Semi Detached House
- Located In Braunstone Town
- Open Plan Living Area
- Fitted Kitchen
- Three Bedrooms
- Family Bathroom
- Driveway & Carport

PROPERTY DESCRIPTION

A traditional bay fronted three bedroom detached property in a popular location that sits within easy reach of Fosse Shopping Park, the M1/M69 motorway network, Meridian Business and Leisure Parks and Leicester city centre. The property benefits from a porch, entrance hall, lounge, dining room and kitchen downstairs. The first floor has three bedrooms and a family bathroom. The property has a driveway, carport and good sized rear garden. No chain.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



PORCH UPVC Door to the front and door leading to the hallway.

HALLWAY Leading from the porch, with access to the first floor, kitchen and open plan living area.

LOUNGE 11' 0" x 16' 0" (3.35m x 4.88m) With double glazed bay window to the front, radiator, fireplace and hard flooring.

DINING ROOM 8' 0" x 9' 2" (2.44m x 2.79m) Radiator, hard flooring, door to the kitchen and double glazed window and door to the garden.

KITCHEN 8' 2" x 13' 0" (2.49m x 3.96m) With hard flooring, double glazed window to the side and rear. Wall and base units, space for fridge freezer, space for washing machine and sink with mixer tap.



LANDING Soft flooring, double glazed window to the side and door to the bedrooms and bathroom.

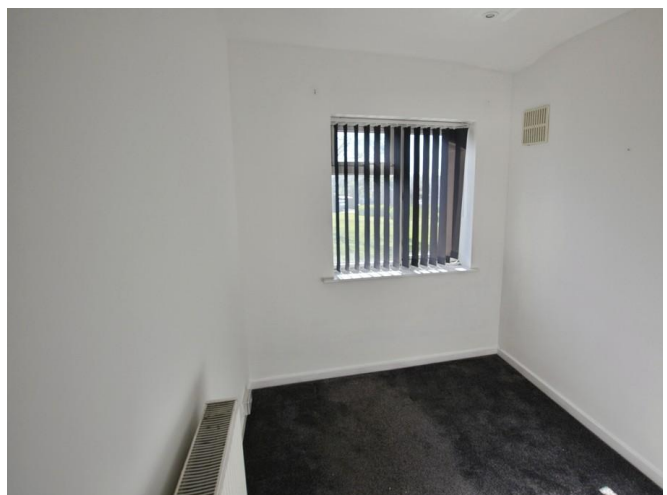
BEDROOM 10' 3" x 14' 1" (3.12m x 4.29m) With double glazed bay window to the front, fitted wardrobes and radiator.

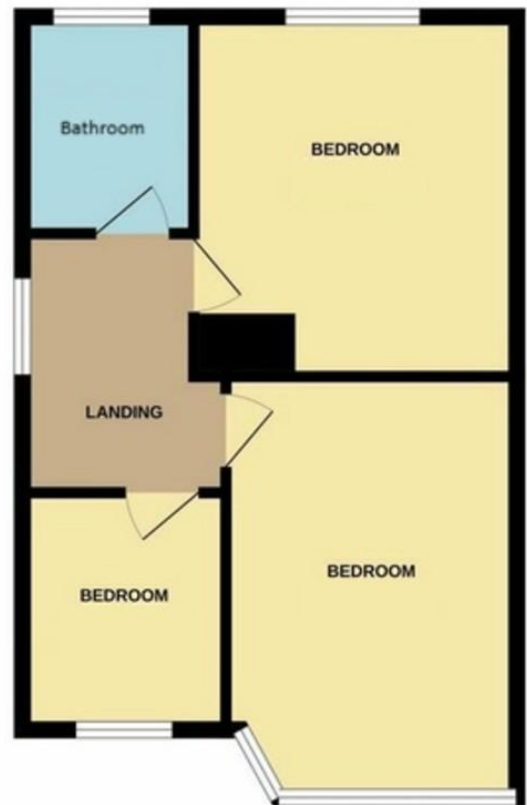
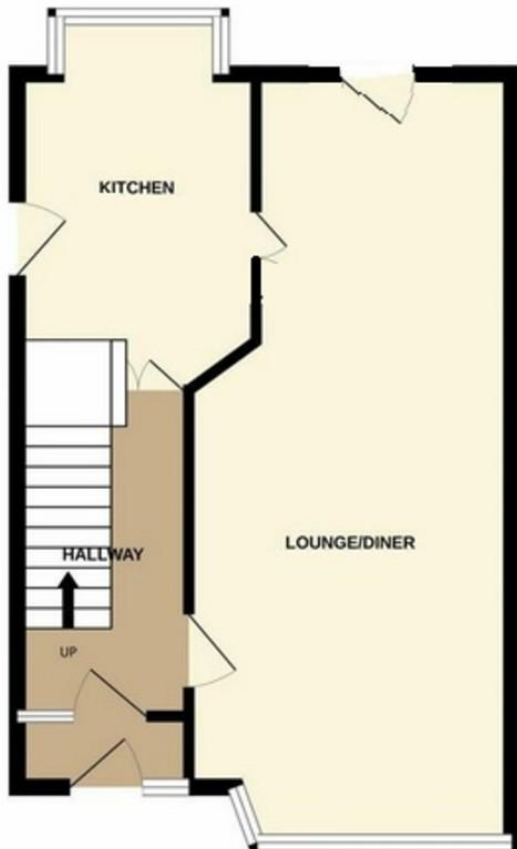
BEDROOM 11' 1" x 12' 4" (3.38m x 3.76m) With double glazed window, fitted wardrobes, boiler cupboard and radiator.

BEDROOM 6' 10" x 7' 11" (2.08m x 2.41m) With double glazed window to the front and radiator.

BATHROOM 5' 10" x 7' 3" (1.78m x 2.21m) Wash hand basin, bathtub with shower over, tiled splashback, UPVC double glazed window to the rear elevation and radiator.

OUTSIDE To the front of the property is a driveway and pathway leading to the front of the property and carport. Enclosed rear garden with paved patio and pathway leading to lawned area.
Carport - Door to front aspect.





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.