

Connells

Brambling Road
Leicester

Brambling Road
Leicester LE5 3HL

for sale
£260,000







Property Description

Connells are delighted to present this spacious and versatile three-bedroom mid-terrace home, situated in a popular residential location within LE5. Offering accommodation across three floors, the property is ideal for first-time buyers, growing families, or investors.

The ground floor comprises a welcoming lounge, fitted kitchen, convenient utility room, separate shower room and ground floor WC, providing practical and flexible living space. To the first floor are two well-proportioned bedrooms along with an additional WC. Occupying the entire second floor is the generous principal bedroom, creating a private and spacious retreat.

Externally, the property benefits from a rear garden and is conveniently positioned close to local amenities, schools, and excellent transport links.

Early viewing is highly recommended to appreciate the accommodation on offer.

Lounge/Dining Room

Bright and spacious open-plan lounge/dining room featuring fitted carpet, wall-mounted lighting, ample space for both living and dining furniture, and stairs rising to the first floor.

Kitchen

Fitted with a range of modern wall and base units with complementary work surfaces over, incorporating a stainless steel sink and drainer, gas hob with oven below, and space for white goods. The kitchen benefits from ample storage, tiled splashbacks, laminate flooring, and access to the rear of the property. Bright and practical, offering excellent workspace for everyday cooking and food preparation.

Utility Area

Useful and versatile utility area offering additional storage and workspace, with ample room for appliances and freestanding furniture. Benefiting from fitted storage cupboards, a radiator, laminate flooring, and a rear-facing window allowing for plenty of natural light. An ideal space for laundry, household storage, or pantry use.

Ground Floor Wc

Convenient ground floor cloakroom fitted with a low-level WC and pedestal wash hand basin. Benefiting from a frosted window providing natural light and privacy, tiled splashback surround, and serving as a practical addition for guests and day-to-day family living.

Ground Floor Shower Room

Fitted with a three-piece suite comprising a shower cubicle, low-level WC and pedestal wash hand basin. The room benefits from tiled walls, a frosted window providing natural light and ventilation, and useful storage via the mirrored wall cabinet. A practical and convenient addition to the ground floor accommodation.

First Floor Landing

Bedroom Two

Well-proportioned double bedroom located on the first floor, benefiting from a rear-facing window. Offering ample space for a double bed and additional bedroom furniture, this room is ideal as a principal bedroom, guest room, or spacious children's bedroom.

Bedroom Three

This well-sized bedroom benefits from a window allowing for plenty of natural light and offers space for a bed and additional furniture. Ideal for use as a child's bedroom, guest room, home office, or study, the room provides flexible accommodation to suit a variety of needs.

Wc

Modern and well-presented cloakroom fitted with a low-level WC and vanity wash hand basin with storage beneath. The room features contemporary tiled walls, a chrome heated towel rail, frosted window providing natural light and ventilation, and practical flooring. A useful addition to the first-floor accommodation, offering convenience for family living.

Second Floor Landing

Bedroom One

Occupying the entire second floor, this impressive principal bedroom offers a spacious and private retreat. Benefiting from ample floor space for a double bed and additional furniture, the room is filled with natural light and provides versatile accommodation. Ideal as a main bedroom, the room enjoys a secluded position away from the other bedrooms, creating a peaceful and comfortable living space.

Outside

To the rear of the property is a low-maintenance enclosed courtyard-style garden, predominantly paved and offering a practical outdoor space for seating, entertaining, or additional storage. The garden is bordered by brick walls, providing a degree of privacy and security, with gated rear access.

Buyer A.M.L. Fee

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



















Total floor area 111.1 m² (1,196 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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

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To view this property please contact Connells on

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22-24 Halford Street
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EPC Rating: D

Council Tax Band: A

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.