

# Aston & Co

ESTATE & LETTING AGENTS

**FOR SALE**  
Aston & Co  
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01162 883872

70 Winstanley Drive  
Braunstone, Leicester, LE3 1PA  
**£245,000**

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Nicely presented semi-detached family home convenient for schools & leisure facilities. Close to public transport routes & having easy access to the city centre, Fosse Park & the motorway network.

- SEMI DETACHED FAMILY HOME
- LOUNGE/DINER AND SEPARATE KITCHEN
- 3 GOOD SIZED BEDROOMS
- FAMILY BATHROOM
- GENEROUS GARDEN
- CONVENIENT LOCATION
- GOOD TRANSPORT LINKS
- CONVENIENT FOR SCHOOLS
- COUNCIL TAX BAND A EPC RATING D
- Available Broadband - standard - superfast . Ultrafast See ofcom broadband checker



**INTRODUCTION**

Winstanley Drive is a popular residential street in the Braunstone district of the city. Located just off The A46 Hinckley Road and being extremely convenient for local schools including Queensmead Primary Acedemy and Fullhurst Community College; Braunstone Park and the Braunstone Leisure Centre. There is a regular bus service into the city centre which lies approx. 3.5 miles to the east, and the nearby A563 provides direct access to Fosse Retail Park and the motorways.

Much improved by the current owner and benefiting from uPVC double glazed windows and gas central heating the house is entered through a solid front door and briefly comprises: a hallway, a spacious lounge/diner. A re-fitted kitchen with a utility area, 3 well-proportioned bedrooms and a family bathroom

**THE ACCOMMODATION**

Standing behind a deep front garden which has a concrete base with mature borders and pedestrian access, through a timber lean-to store at the side of the house, to the rear garden.

The solid front door leads into the entrance hall with ample storage space and providing access to the ground floor accommodation and a staircase rising to the first floor landing. The attractive lounge/dining room to the left has built in cupboard space, laminate flooring with a window to the front and French doors to the rear providing views of the garden and access onto the patio area.

The kitchen, with a utility area off, has been fitted with a range of modern base and wall units, butchers block effect worktops, a built-under electric oven with hob and extractor hood over. There is space and plumbing for white goods and a window overlooks the rear garden.

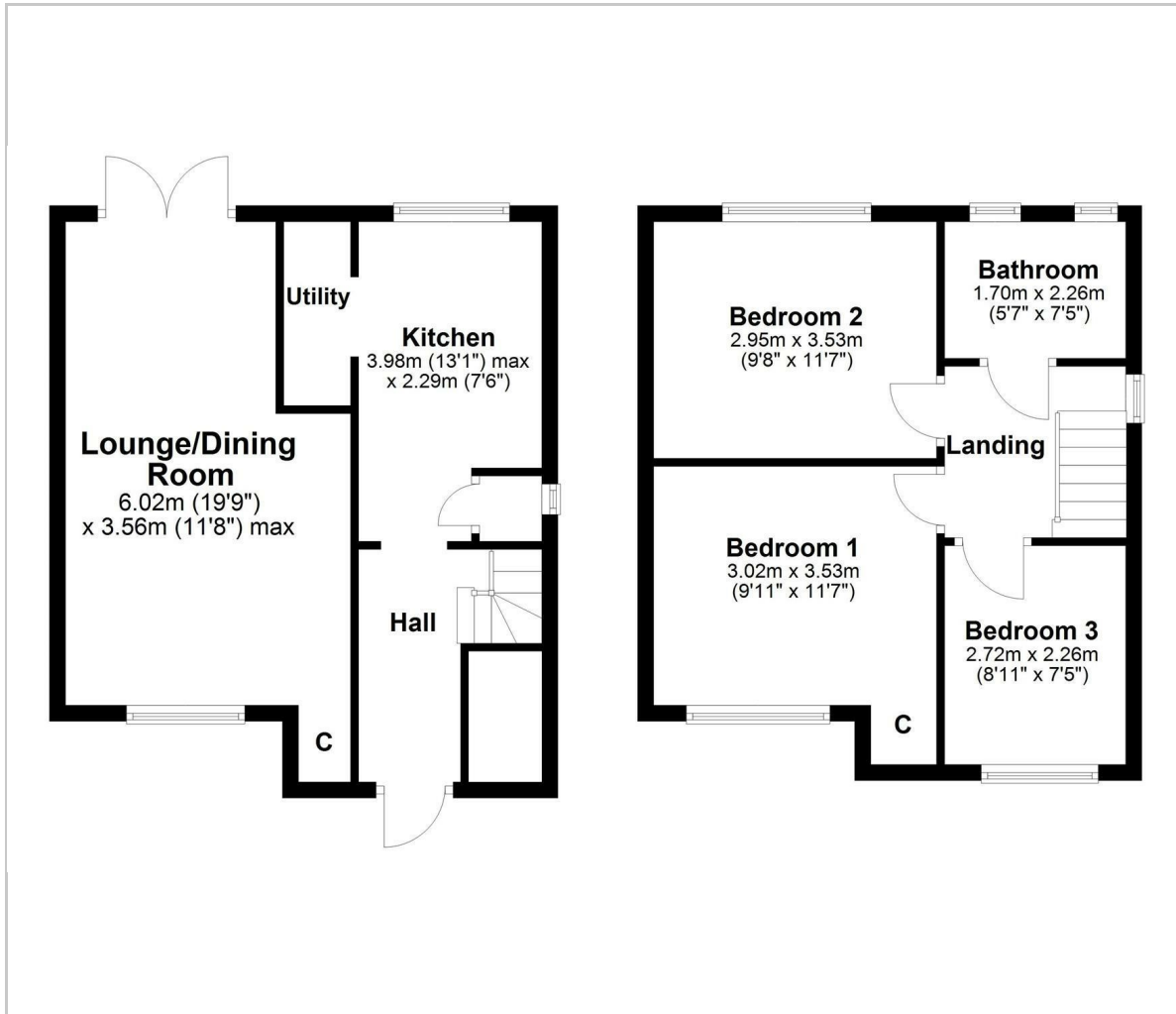
The first floor landing with ample storage space provides access to 3 well-proportioned bedrooms. Bedrooms 1 and 2 are both good sized double bedrooms with one overlooking the front and one having views of the rear garden whilst bedroom 3 is a very generously proportioned single room. A family bathroom with a modern white suite comprising a toile, sink and bath with glass screen and shower over completes the internal accommodation.

**OUTSIDE**

The rear garden has been attractively laid out with low maintenance in mind with patio and artificial grass areas behind the house leading to gravel play area with a timber garden shed



## Floor Plan



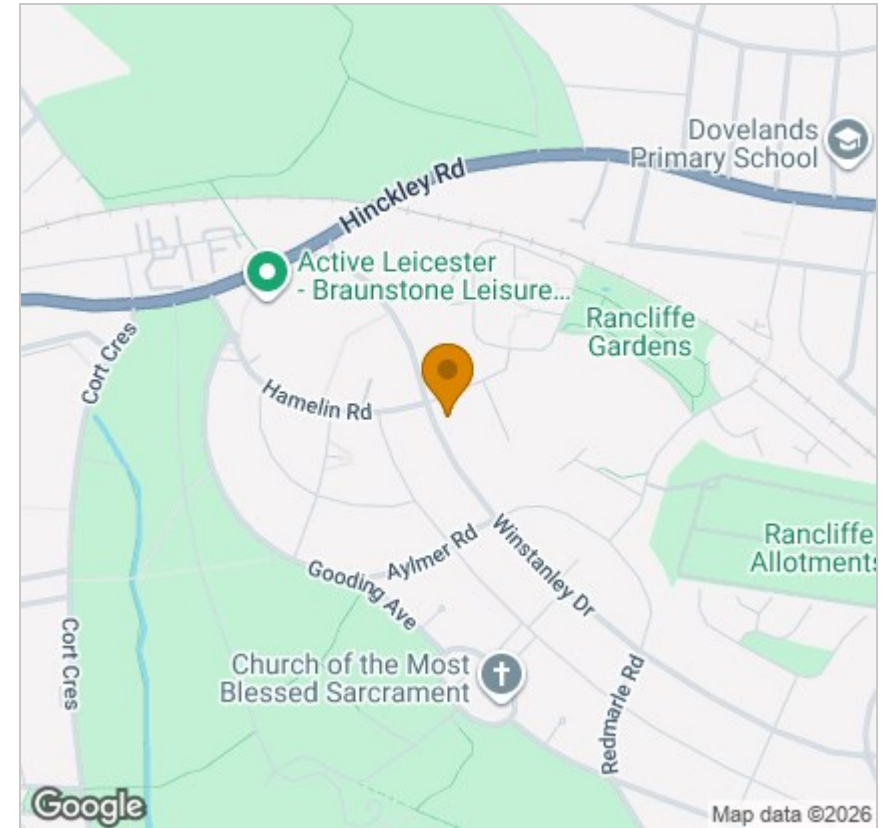
## Viewing

Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

