



The Osiers, Braunstone Town, LE3



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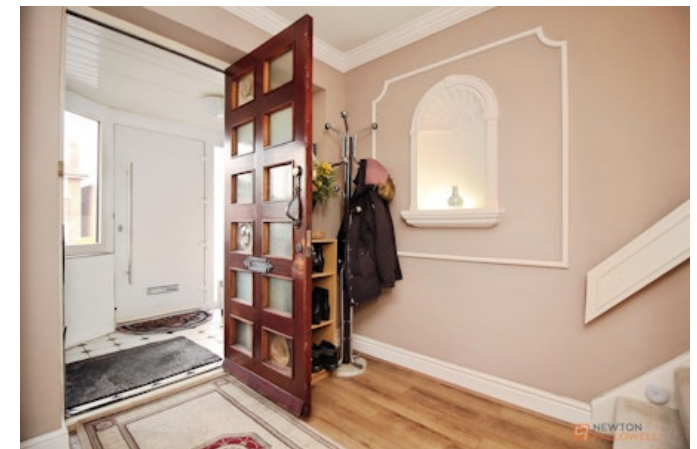
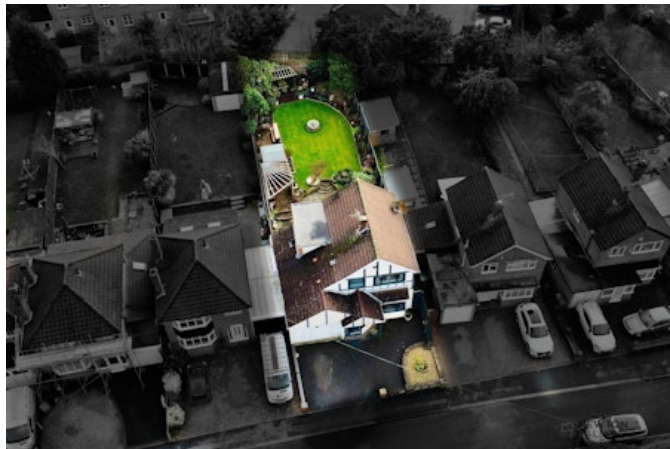


£425,000



## Key Features

- Three double bedrooms
- Detached family home
- Popular and convenient residential location
- Modernised breakfast kitchen and bathroom
- Larger than normal garden to the rear
- Driveway and integral garage
- EPC rating D
- Freehold







Having undergone a program of refurbishment, walk in and be surprised by this extended detached home boasting three double bedrooms, perfect for growing families and must be viewed in person to truly appreciate the size and condition of the accommodation on offer. Benefiting from gas central heating and double glazing, the layout includes an entrance porch and hall, 28" reception room, modernised breakfast kitchen with island, utility and guest wc. Upstairs are three double bedrooms (master with dressing area and built in wardrobes) and a contemporary re-fitted bathroom. Situated within walking distance to local amenities, the plot offers a driveway to the front with a larger than average garden at the rear not overlooked from beyond. Well Located for swift access to excellent commuter links, an immediate viewing comes highly recommended.

### Welcome to your new home ...

A replaced front entrance door opens into a practical entrance porch, ideal for coats and shoes. From here, a door leads into the welcoming entrance hall, featuring a staircase rising to the first floor. Double doors open into the full-length reception room, offering ample space for both formal dining and comfortable seating. This versatile room benefits from carpeted flooring, spotlighting, and a door providing access to the kitchen.

A standout feature of the home is the upgraded and totally transformed breakfast kitchen, fitted with a contemporary range of wall and base units complemented by work surfaces. Integrated appliances include a built-in oven, hob with extractor hood, dishwasher, and a sink with drainer, along with space for a fridge freezer. The kitchen also enjoys the addition of a breakfast island, creating a sociable and functional space.

A door leads through to the useful utility, offering further storage and space for appliances, with access to a guest WC.

### Moving upstairs ...

Stairs rise to the first floor where a carpeted landing provides access to three well-proportioned double bedrooms, making

the layout ideal for family living. The principal bedroom benefits from built-in wardrobes and a separate dressing area, adding a welcome sense of luxury. Completing the accommodation is a modern fitted bathroom featuring a bath with shower over and glazed screen, wash hand basin with storage beneath and WC, complemented by stylish tiled surrounds.

### Outside ...

The plot enjoys a tarmac driveway to the front providing off road parking and giving access to the integral garage. To the rear is a larger than average garden oozing a particularly private feel not overlooked from beyond. With a patio area adjacent to the accommodation, ideal for outdoor entertaining. Steps rises to a raised lawn with a variety of trees and shrubs, fencing to boundaries and shed.

### Location

Situated in the heart of Braunstone Town, The Osiers is a well-established and sought-after residential area just a short distance from Leicester city centre. This location offers the perfect balance between suburban tranquillity and convenient urban access, making it ideal for families, professionals, and retirees alike.

Residents benefit from a wide range of local amenities, including supermarkets, schools, parks, and leisure facilities all within easy reach. The area is served by excellent transport links, with major bus routes, nearby access to the M1 and M69 motorways, and Leicester train station just a short drive away, ideal for commuters.

The neighbourhood has a strong sense of community, with well-kept streets, green open spaces, and proximity to Fosse Park Shopping Centre, one of the region's premier retail destinations.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Blaby District - Tax Band D. 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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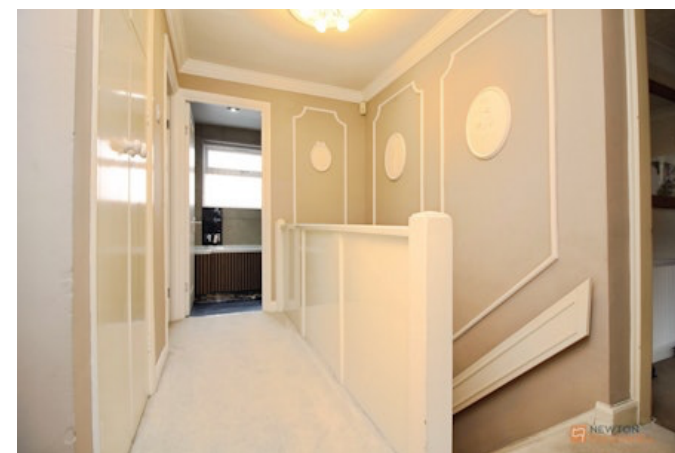
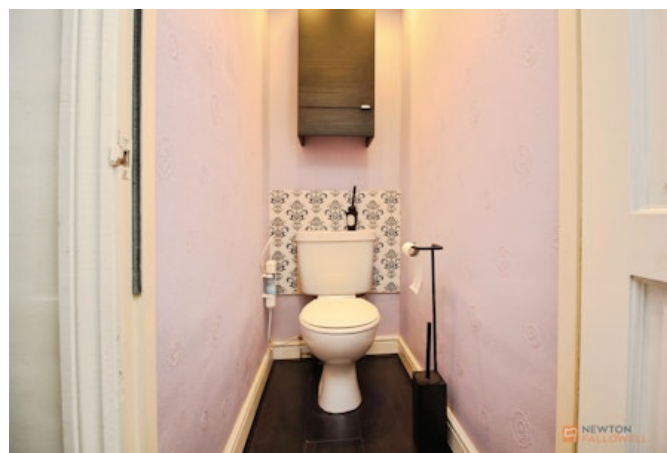
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### Free Property Valuations

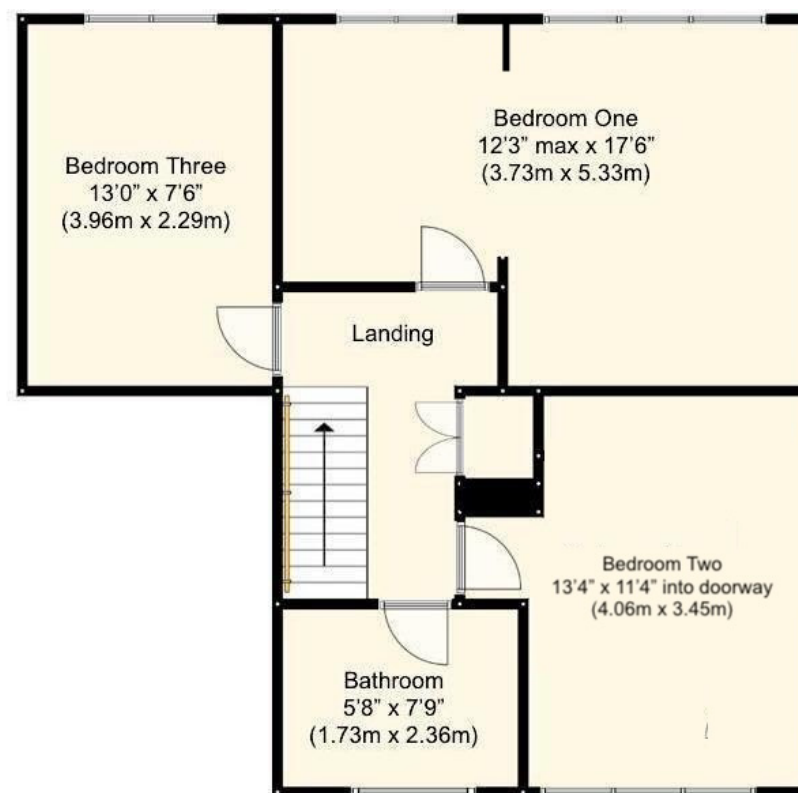
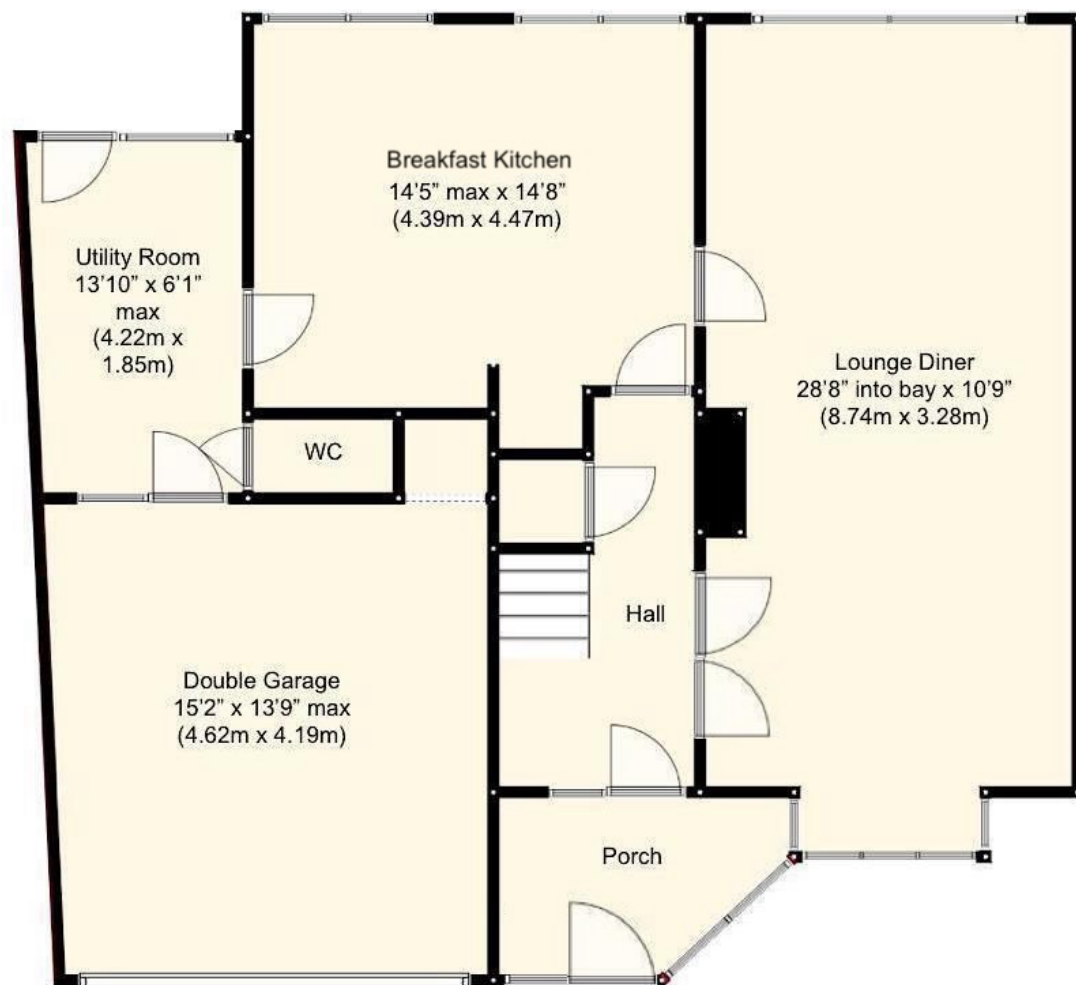
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