



Ravenhurst Road, Braunstone Town,  
LE3



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£260,000

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## Key Features

- Three bedroom semi detached home
- Extended to the rear
- Available with no upward chain
- Ground floor WC
- Larger than normal rear garden not overlooked from beyond
- Within walking distance to local schooling
- EPC rating TBC





**EXTENDED FAMILY HOME!** - Enjoying the use of a single storey extension to rear, this traditional bay fronted semi detached home is perfect for families and those who love to entertain. Benefiting from gas central heating and double glazing, the layout includes an entrance porch and hall, lounge diner, further dining area open with the kitchen, garden room and WC. Upstairs you will find three bedrooms and a bathroom. Just a short walk away from the local schooling and just a short drive to an array of amenities available at Fosse Park Shopping, the plot offers parking to the front with gated access to a particularly private rear garden not overlooked from beyond. Available with no upward chain, an early viewing is strongly recommended to avoid disappointment.

### Welcome to your new home

Upon entering the property, you step into a welcoming porch which leads through to the entrance hallway, featuring a staircase rising to the first floor. A door opens into the main reception room, offering generous space for both formal dining and comfortable seating. This room benefits from a bay window to the front elevation, a fireplace, and a useful under-stairs storage cupboard.

From here, a further door leads to an additional dining area, conveniently positioned adjacent to the kitchen. The kitchen is fitted with a range of wall and base units with complementary work surfaces, and includes a built-in oven, hob and extractor hood, sink with drainer, and space for additional appliances.

Completing the ground floor accommodation is a bright garden room and a convenient downstairs WC.

### Ascend to the first floor

Moving upstairs you will find three bedrooms, two of which benefit from having built in wardrobes. Completing the first floor is the bathroom fitted with a three piece suite comprising a bath with shower over, pedestal wash hand basin and WC, with partly tiled surrounds.



### Outside

Situated within walking distance to local schooling, the plot firstly offers a driveway providing off road parking. A particular selling feature of the accommodation is the larger than normal garden not overlooked from beyond featuring a patio area adjacent to the accommodation ideal for outdoor entertaining. With fencing to boundaries, variety of plants and shrubbery and workshop.

### Location

Located in the popular area of Braunstone Town, Stonehurst Road offers a convenient and well-connected setting close to a range of local shops, schools, and parks. Fosse Park and Braunstone Park are just minutes away, providing great shopping and outdoor leisure options.

With easy access to the M1, M69, and Leicester city centre, this location is ideal for commuters and families alike, offering a perfect balance of suburban peace and city convenience.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Blaby District - 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.

### Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.





### Making an Offer

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

### Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

### Referrals

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can



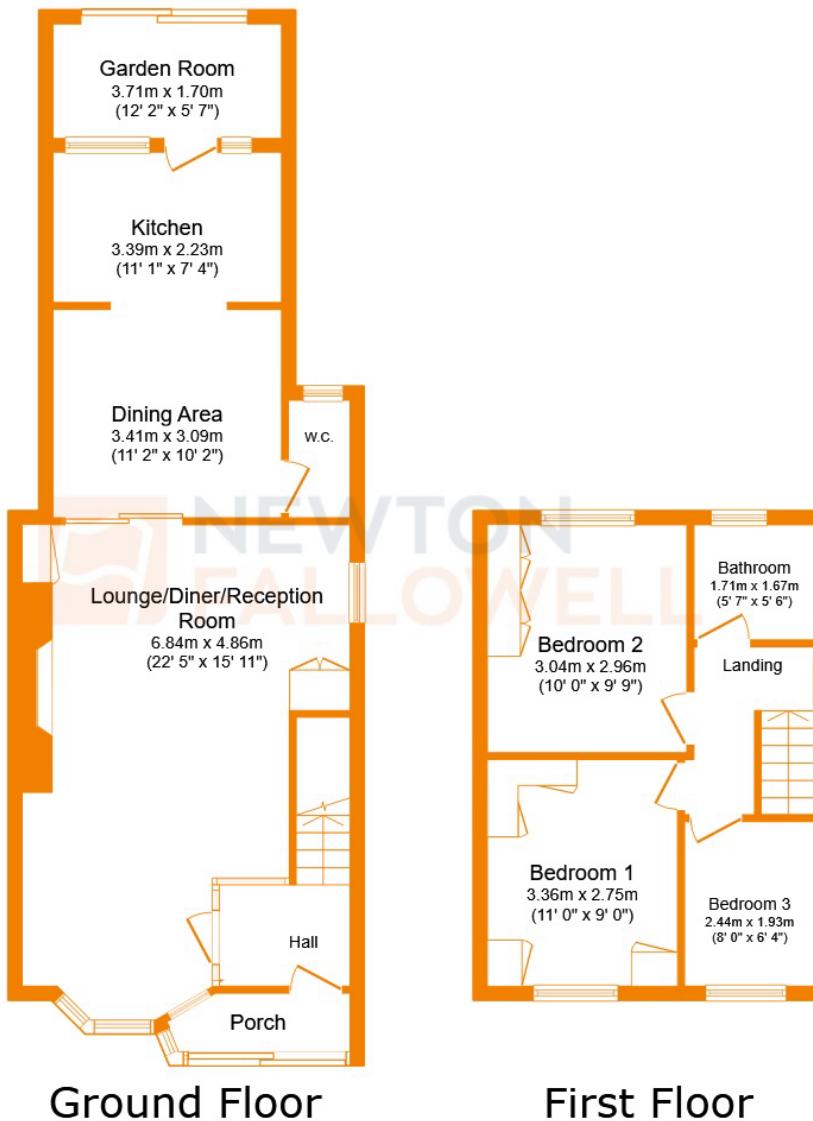
also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

### Free Property Valuations

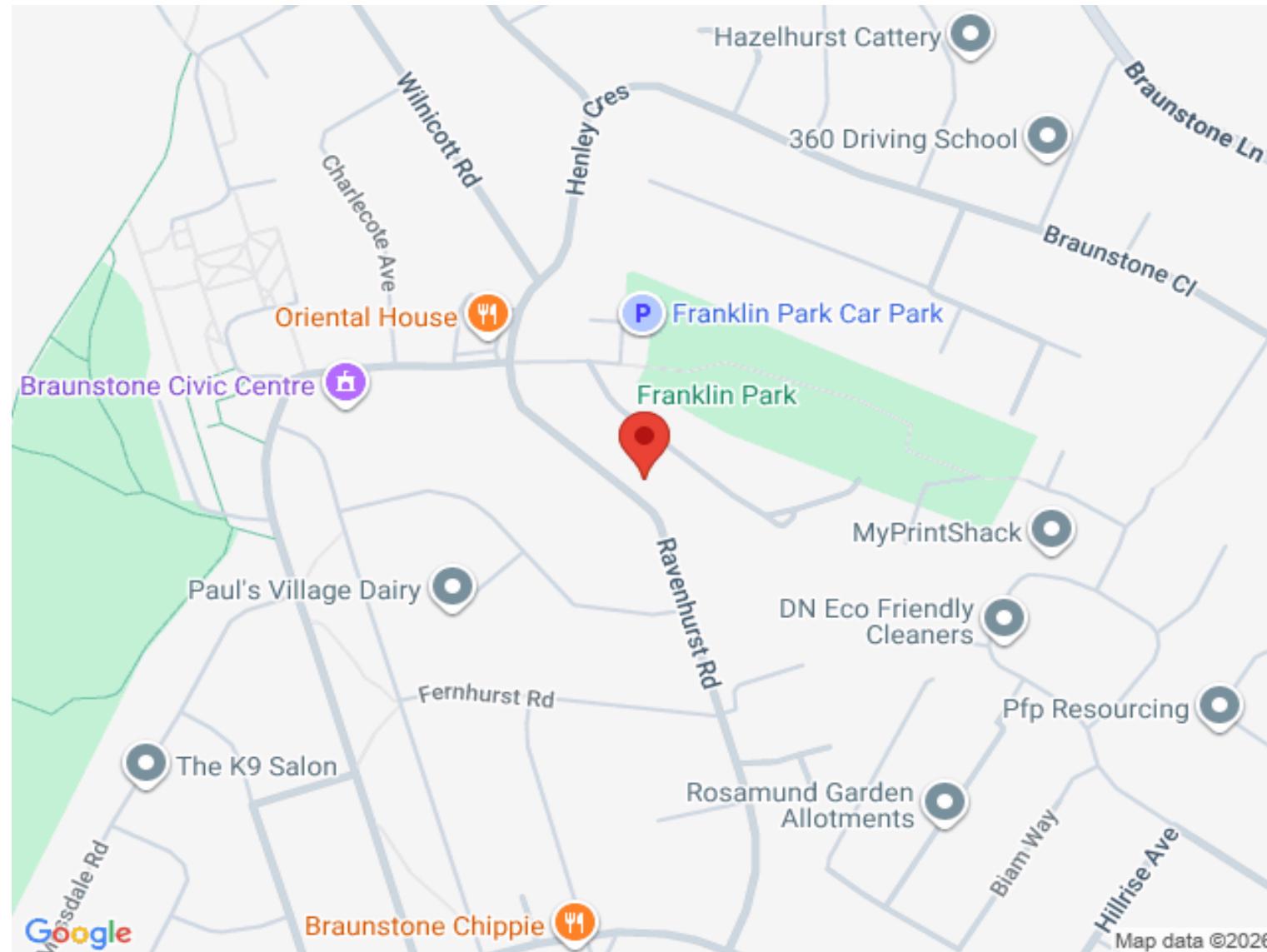
If you have a house to sell then we would love to provide you with a free no obligation valuation.







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