



472 Braunstone Lane
Braunstone Town, LE3 3DG

Offers Over £400,000



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Braunstone Town, Leicester, LE3

A tremendously impressive 3 bedroom detached family home with superb 120' South-West facing rear gardens. This property has been comprehensively fully remodernised in the last 3 years including new heating system, anthracite UPVC double glazing, brand new roof, rewired, quality fixtures fittings and floorcoverings throughout. The splendid accommodation comprises of a hall with stained glass detailing, cloaks/wc, lounge, 25' living kitchen with appliances. Upstairs 3 good sized bedrooms, 4 piece modern bathroom. Extensive driveway and beautifully landscaped rear gardens. A magnificent house that really needs to be seen to be appreciated. early viewing highly recommended!

Entrance Hall

A welcoming entrance hall with bags of character. The front door is a hardwood panelled entrance door with attractive original stained glass panels to each side which have been maintained to an excellent standard. There is a tiled floor, radiator, carpeted stairs to first floor and a matching stained glass porthole window to the side aspect at the foot of the stairs.

Cloaks/wc

UPVC double glazed opaque window to side, tiled floor, wc with wash hand basin.

Lounge

14'3 x 11'6 (4.34m x 3.51m)

A cosy dual aspect living room to the front with bay window and chimney breast. UPVC double glazed bay window to front aspect, fitted carpet, log-burner style living flame gas fire, additional UPVC double glazed window to side.

Fabulous Living-Kitchen

25' x 22' (7.62m x 6.71m)

A fabulous, spacious living kitchen which combines a stylish kitchen with quality appliances with an area for a large dining table and ample space for sofas etc making this bright and airy space a real hub of the ground floor accommodation for daily family life and social entertaining. The room has a stylish tiled floor, two upright designer radiators, two double glazed skylights. There is a UPVC double glazed door to the side in addition to a large UPVC double glazed picture window to rear and double glazed bi-folding doors opening out to the South-West facing rear gardens. The contemporary fitted kitchen has a range of base, drawer and eye level units, including wide pan drawers, work surfaces with matching upstands, one-and-a-half bowl sink with mixer taps. Appliances include a Smeg built-in electric double oven/grill, induction hob with extractor hood over, integrated dishwasher, washing machine and tumble drier.

1st Floor: Landing

UPVC double glazed window to side, fitted carpet, access to loft.

Bedroom One

14'2 x 11'6 (4.32m x 3.51m)

A really generous double bedroom. UPVC double glazed bay window to front, additional double glazed window to side, fitted carpet, radiator.

Bedroom Two

13'10 x 11'6 (4.22m x 3.51m)

Only inches smaller than bedroom one. UPVC double glazed window to rear, fitted carpet, radiator.

Bedroom Three

7'6 x 6'6 (2.29m x 1.98m)

UPVC double glazed window to front, fitted carpet, radiator.

Bathroom

7'7 x 6'6 (2.31m x 1.98m)

A beautifully appointed contemporary bathroom with the benefit of a full sized bath and a good sized walk-in shower cubicle. UPVC double glazed opaque window to rear, tiled floor, double ended modern bath tub, walk-in shower enclosure, vanity wash hand basin, wc, chrome heated towel rail.

Outside

To the front of the property is an extensive gravelled driveway with walled surround providing off road parking for at least 4 large cars or vehicles.

The South-West facing rear gardens measure approx 120' and are landscaped and maintained beautifully. A large paved patio with dwarf wall leads to a shaped lawn with pathways, well stocked beds and borders, young trees, fully fenced boundaries. To the rear of the house is an external water tap and power sockets. At the foot of the garden is a large timber garden lodge with windows which could be converted to a playroom or office.

Local Authority & Council Tax Info (Blaby)

This property falls within Blaby District Council (blaby.gov.uk)

It has a Council Tax Band of C which means a charge of £1848.00 for tax year ending March 2023

Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

For more information regarding school catchment areas please go to www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school



Floor Plan

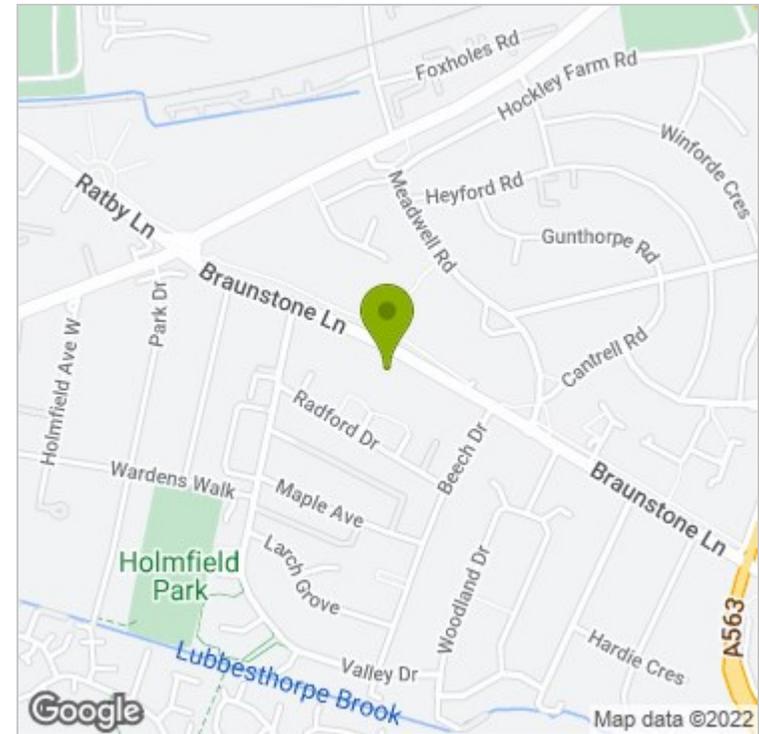


Viewing

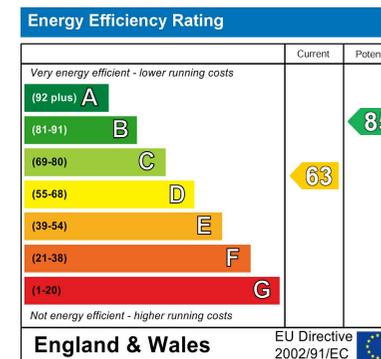
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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