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43 Henley Crescent
Braunstone Town, LE3 2SA

Offers Over £220,000

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43 Henley Crescent

Braunstone Town, Leicester, LE3

A traditional 1930's three bedroom semi-detached house in popular location close to Fosse Park and M1/69 motorway junction. The property benefits from full gas central heating (combi boiler approx 6 years old), UPVC double glazing, pvc fascia & seamless gutters. The accommodation comprises hall, lounge, kitchen-diner. Upstairs, landing, 3 bedrooms, bathroom with shower over bath. 75' gardens to rear. A cared for home offering scope for further improvement & close to popular schools, shops and major routes with a good public transport network. Early viewing advised. Freehold - no upward chain. Council tax band B

Hall

UPVC double glazed entrance door, black & white tiled floor, radiator, carpeted stairs to first floor.

Lounge

14'3" x 12'5" (4.35m x 3.81m)

A pleasant bay fronted living room. UPVC double glazed bay window to front, fitted carpet, radiator, gas fire set in Art Deco style fireplace.

Kitchen

12'5" x 9'11" (3.81m x 3.03m)

UPVC double glazed window & door to rear, fitted with a basic range of base units and worktops with a stainless steel sink unit & mixer taps. Space and provision for usual appliances, room for a table and chairs, radiator. Pantry store with small UPVC double glazed window to side.

First Floor: Landing

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

Bedroom One

10'11" x 8'11" (3.34m x 2.74m)

A good sized double bedroom. UPVC double glazed window to front, radiator.

Bedroom Two

9'11" x 9'9" (3.04m x 2.99m)

Another double bedroom. UPVC double glazed window to rear, radiator. Airing cupboard housing Baxi combi boiler.

Bedroom Three

8'0" x 6'3" (2.44m x 1.91m)

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

Bathroom

5'6" x 5'5" (1.68m x 1.67m)

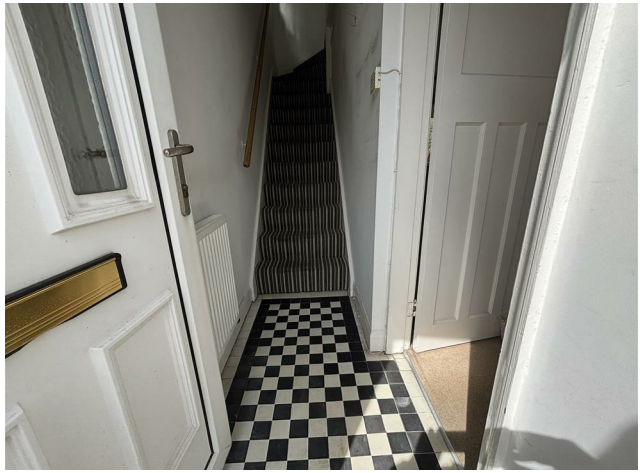
UPVC double glazed opaque window to rear, vinyl floor, fully tiled walls, chrome heated towel rail. The bathroom is fitted with a suite of panelled bath with electric shower over, pedestal wash hand basin, wc.

Outside

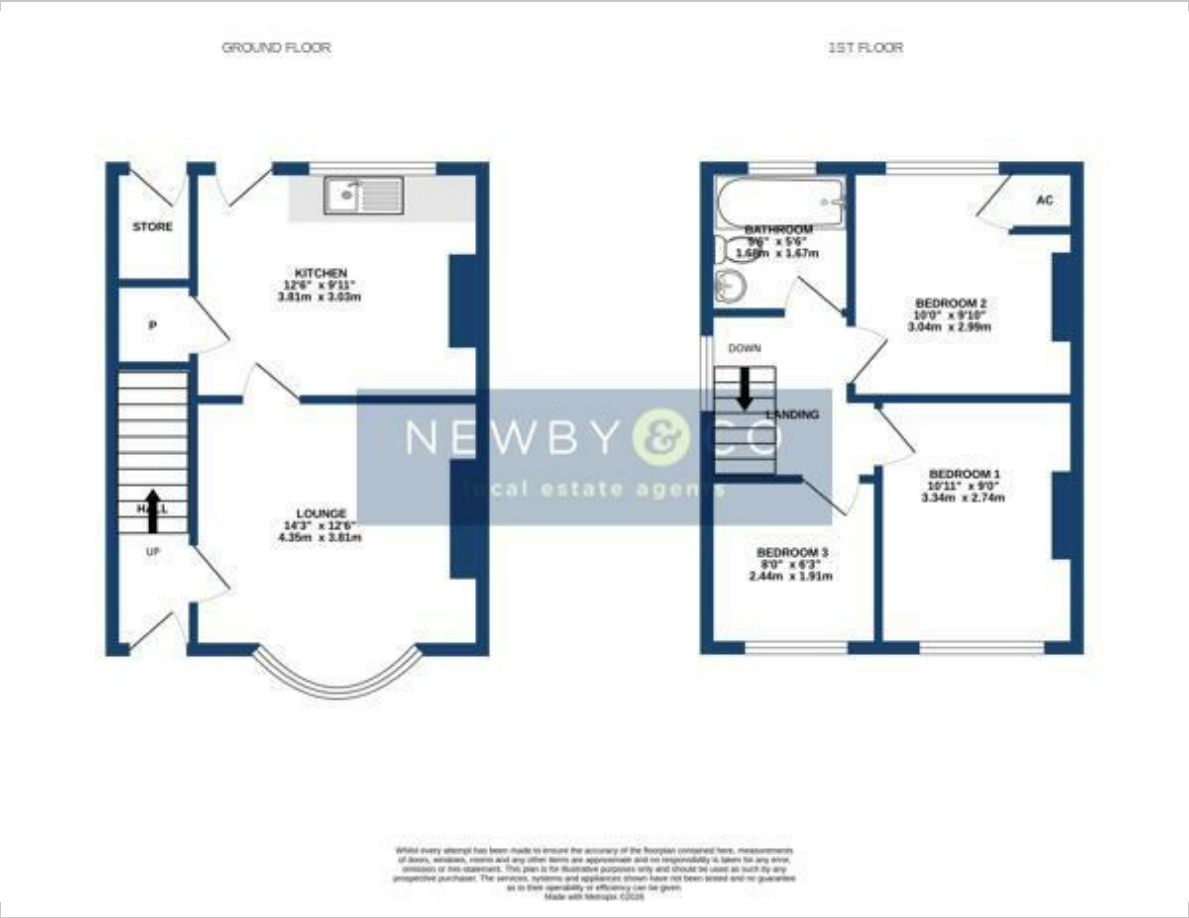
There is just street parking. To the front there is a small forecourt/garden which is mainly paved.
There is a terrific private rear garden which is approx 75' long with a paved patio, extensive lawns, fully fenced boundaries. There is an external brick store, outside wc, external water tap and gated side access.

Local Authority & Council Tax Info (Blaby)

This property falls within Blaby District Council (blaby.gov.uk)
It has a Council Tax Band of B which means a charge of £2,004.57 for tax year ending March 2027
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

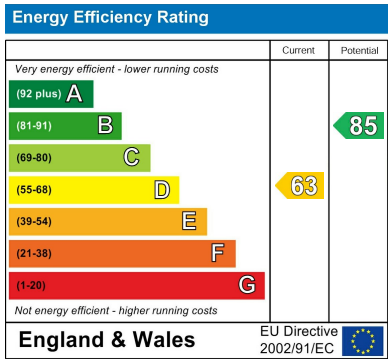


Floor Plan



Area Map

Energy Efficiency Graph



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.

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. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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