

FLOOR PLAN

DIMENSIONS

Porch

Entrance Hall
12'10 x 6'06 (3.91m x 1.98m)

Lounge Diner
23'03 x 11'05 (7.09m x 3.48m)

Extended Kitchen
16' x 6'06 (4.88m x 1.98m)

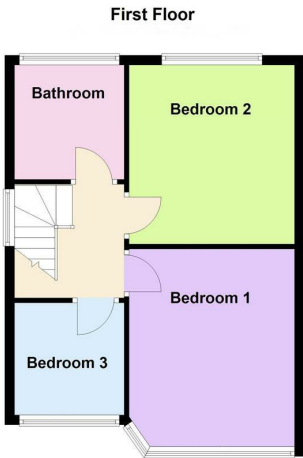
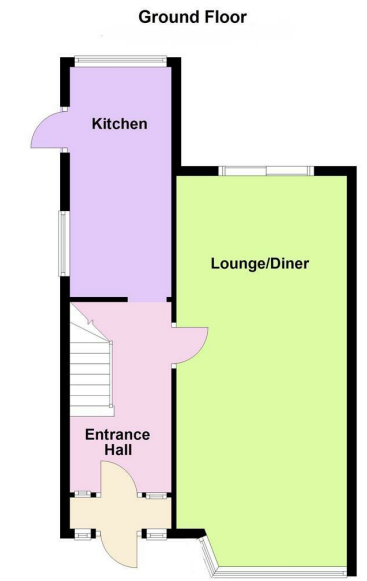
Landing

Bedroom One
12'11 x 11'05 (3.94m x 3.48m)

Bedroom Two
11'11 x 11'05 (3.63m x 3.48m)

Bedroom Three
7'03 x 6'05 (2.21m x 1.96m)

Bathroom
7'08 x 6'05 (2.34m x 1.96m)

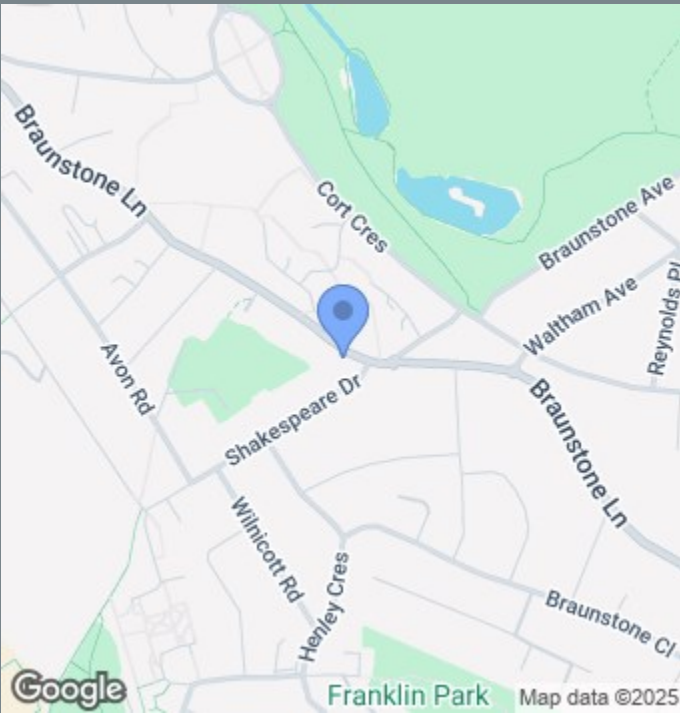


OVERVIEW

- Lovely Family Home
- Fabulous Location
- Porch & Entrance Hall
- Lounge Diner
- Extended Kitchen
- Three Bedrooms
- Family Bathroom
- Driveway & Garden
- Viewing Is A Must
- EPC Rating E - , Freehold, Tax Band -

LOCATION LOCATION....

Braunstone Lane, is a lovely part of Leicester that beautifully combines convenience with charm. Families will appreciate the choice of nearby schools, all within easy reach, making the morning school run straightforward. The area is well-connected with excellent road links and bus routes, giving quick access into the city centre and beyond, while still maintaining a quieter residential feel. Green spaces and parks are close by, perfect for weekend strolls, playtime with the children, or simply unwinding outdoors. Local shops and amenities are dotted along the lane and nearby, offering everything from daily essentials to cosy cafes and independent stores, while Fosse Park and the town centre are only a short drive away.



THE INSIDE STORY

This charming bay-fronted family home is a wonderful blend of character and comfort, offering everything a growing family could wish for. Set in a highly sought-after location, the property begins with an inviting porch that provides a practical space for coats and shoes before stepping into the welcoming entrance hall. From here, the home flows seamlessly into the generous lounge diner, a fabulous dual-aspect room designed with both relaxation and entertaining in mind. A beautiful bay window to the front allows natural light to pour in, while patio doors at the rear open directly onto the garden, creating a bright and airy atmosphere throughout. The lounge area is centred around a striking feature fireplace, adding a touch of elegance and warmth, while the dining space easily accommodates a table and chairs, making it the perfect spot for family meals or hosting dinner parties. The extended kitchen is a real highlight, thoughtfully designed to maximise both style and practicality. With ample wall and base cabinets, an eye-level oven, and plenty of workspace, it's ideal for those who love to cook and entertain. Upstairs, the landing leads to three well-proportioned bedrooms, each offering versatility to be used as comfortable sleeping accommodation, a home office, or a creative space. The family bathroom is finished with a fresh white three-piece suite, providing a sleek and clean environment for everyday routines. Externally, the home continues to impress with a driveway to the front offering off-road parking, while the rear garden provides a private haven to unwind. A neatly kept lawn offers plenty of space for children to play, while the patio is perfect for al fresco dining, barbecues, or simply relaxing with a book on a sunny afternoon.

