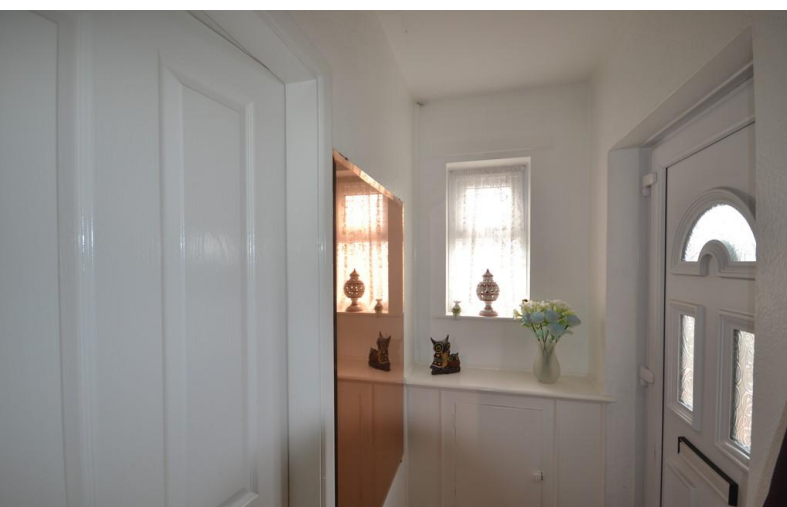


**FOR SALE**



**Chislehurst Avenue, Braunstone Town, Leicester, LE3 2UG**

**3 Bedrooms, 1 Bathroom, Dormer Bungalow**

**Asking price of: £250,000**





- Three Bedroom
- Semi-Detached Dormer Bungalow
- Lounge, Dining Room & Conservatory
- Shower Room
- Low Maintenance Garden
- Separate Garage
- Generous Parking
- Council Tax Band C – Blaby Council
- EPC awaited.

**GENERAL DESCRIPTION** This move in ready semi-detached dormer bungalow has been loved by the current owner for over a decade. The home offers three bedrooms, one to the ground floor in addition to two further bedrooms located on the first floor. Recent updates by the current owner include a refitted kitchen, bathroom and conservatory and includes a minimal maintenance garden with garage and generous parking. Early viewing is advised.

**ENTRANCE HALL** Entry to the home is via a uPVC door with inset glazing opening into the hallway of the home.

**SHOWER ROOM** 14' 4" x 7' 2" (4.38m x 2.2m) The shower room includes a corner cubicle with wall mounted shower, pedestal wash hand basin and low-level flush WC. A uPVC frame opaque glazed window faces the front aspect of the home. The walls are finished to half-clad with tiling to splash prone areas and further benefits from a cupboard housing the combination boiler.

**KITCHEN** 12' 2" x 7' 8" (3.73m x 2.36m) The modern kitchen has been designed to incorporate an eye level single oven with hob and extractor set within a range of wall and base units with contrasting work surface over and complementing decorative tiled splash prone areas. A uPVC frame double glazed window overlooks the side aspect with courtesy entrance door providing access to the side of the home. Further benefits include a pantry/store cupboard.

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**LOUNGE** 14' 11" x 11' 7" (4.57m x 3.54m) Overlooking the front aspect of the home via a uPVC frame double glazed window. The room benefits from a focal point inset fire with marble effect surround, contrasting hearth and Adam style frame fire surround.



**CONSERVATORY/SUNROOM** 17' 10" x 9' 5" (5.44m x 2.89m) Extending across the rear of the home and accessed from the dining area. This lovely sunny room overlooks the rear garden. Further benefits include tiled flooring with French doors leading to the outside space.

**BEDROOM ONE** 11' 5" x 12' 9" (3.48m x 3.89m) The main bedroom to the home is set on the ground floor and incorporates a uPVC frame window to the rear elevation and offers an extensive range of built in wardrobes with overhead storage and complementing inset vanity table.

**REAR GARDEN** The low-level garden has been designed for ease of maintenance from the shale borders with inset artificial lawn, raised deck and convenient gated access within the fence from the side of the home. Further benefits include a storage shed and pedestrian access to the garage.

**DINING ROOM** 12' 6" x 11' 0" (3.82m x 3.37m) The dining room offers walk through access to the conservatory style sunroom and in turn gives access to the first-floor accommodation via a dog leg staircase with ranch style balustrade leading to two additional bedrooms.

**DETACHED GARAGE** 8' 6" x 15' 0" (2.6m x 4.58m) Finished with pebble dash render and benefiting from an up and over door with pedestrian access from the garden.

**BEDROOM TWO** 11' 6" x 10' 6" (3.52m x 3.22m) Offering a uPVC frame double glazed window to the rear elevation and access to generous eaves storage.

**BEDROOM THREE** 8' 4" x 11' 6" (2.55m x 3.52m) Offering a uPVC frame double glazed window to the front aspect of the home and benefitting from generous eaves storage.





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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.