



500 Braunstone Lane

, Leicester, LE3 3DG

Offers In The Region Of £390,000



An extended 5 bedroomed , 3 bathroom, 3 storey family detached house. Gas central heating, PVCu double glazed, tandem carport, 2 reception rooms, self contained annex, 3 car driveway and enclosed rear garden.

Ideally located close to all local amenities and accessible from commuting to all major road links, such as the M1, M6, M69 and A5.



Fully enclosed porch 6'9" x 5'6" (2.07 x 1.68)

Double glazed patio door and PVCu double glazed side window.

Reception hall 15'7" x 7'0" (4.76 x 2.15)

Radiator and staircase to first floor.

Dining room (front) 16'4" (into bay) x 13'1" (4.98 (into bay) x 4.01)

Walk-in PVCu double glazed bay, radiator and electric fire.

Lounge (rear) 14'3" x 11'7" (4.36 x 3.54)

PVCu double glazed french doors, rustic brick fireplace with multi fuel burner, radiator and coving.

Conservatory (rear) 14'6" x 9'10" (4.42 x 3.00)

PVCu double glazed patio door, multi double glazed polycarbonate roof and radiator.

Spacious kitchen (rear) 19'2" x 8'3" (5.86 x 2.53)

Stainless steel sink unit, range of base and wall units (12 base and 10 wall), associated work surfaces, wall mounted gas fired boiler, gas cooker point, vaulted ceiling with velux roof lights, bi folding double and radiator.doors

Garden room 9'2" x 5'9" (2.80 x 1.76)

PVCu double glazed patio door, twin double velux roof light and down lights to the ceiling.

Bedroom 4 (rear) 12'6" (max) x 7'3" (max) (3.83 (max) x 2.21 (max))

Double glazed velux roof light and radiator.

En-suite shower 7'2" x 5'0" (2.19 x 1.53)

An electric shower, wash hand basin, low flush WC, radiator and PVCu double glazed window.

First floor landing

Staircase to the second floor.

Bedroom 1 (front) 16'9" x 14'0" (min) (5.12m x 4.28 (min))

PVCu double glazed bay window with bench seat, radiator, coving and fitted twin double wardrobes.

Bedroom 2 (rear) 14'0" x 12'4" (4.29 x 3.77)

PVCu double glazed window, radiator and coving.

Bedroom 3 (front) 8'6" x 6'9" (2.60 x 2.06)

PVCu double glazed window and radiator.

Modern shower room (rear) 10'3" x 7'10" (3.14 x 2.41)

Walk-in shower cubicle with an electric shower, wash hand basin, low flush WC, heated chrome towel rail, radiator and obscure PVCu double glazed side window

Second floor landing 12'10" x 6'11" (3.93 x 2.11)

Double glazed velux window and radiator.

Bedroom 5 (rear) 19'5" x 12'1" (5.92 x 3.70)

PVCu double glazed rear window, double glazed velux roof light, radiator, down lights to the ceiling and storage to the eaves.

En-suite bathroom (front) 10'1" x 6'0" (3.08 x 1.85)

Full suite in white comprising of a panel bath, wash hand basin, low flush WC, double glazed velux roof light and wall heater.

Outside

Enclosed rear garden, green house, summer house, gazebo, paved patio, water tap and external light point.

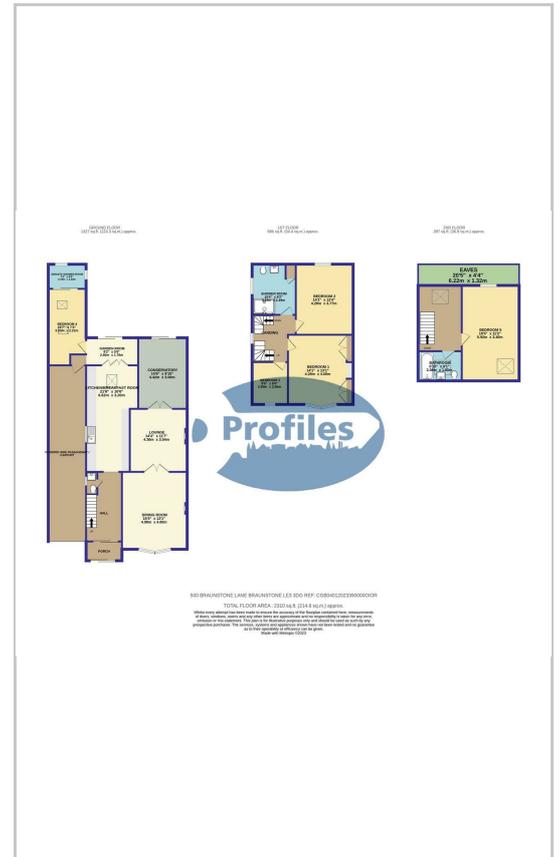
Enclosed front garden with 3 car driveway.

Tandem carport 34'5" x 7'9" (10.5 x 2.37)

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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