



FOR SALE

**NARBOROUGH ROAD  
SOUTH  
BRAUNSTONE  
LEICESTER  
LE3 2LH**

Offers Over

**£290,000**

**FEATURES**

- Freehold
- Semi-Detached
- Large kitchen / diner
- Perfect for first time buyers
- Newly renovated
- 3 bedrooms
- 2 reception rooms
- Single garage + driveway
- Close to local schools, amenities and motorway
- Downstairs WC + family bathroom



**SETHS**

# 3 Bedroom Semi-Detached House located in Braunstone, Leicester

## PORCH

Carpeted, x2 glazed windows

## ENTRANCE HALL

Laminate flooring, radiator, x2 glazed indoor windows

## LIVING ROOM

13'0" x 10'8"

laminate flooring, radiator, uPVC double glazed bay window

## OPEN PLAN KITCHEN / LOUNGE

23'5" x 16'3"

Wall and base units with worktops over, 4 ring gas hob, oven and microwave with integrated extractor hood above, sink with mixer tap and drainer, plumbing for washing machine, space for fridge/freezer, partly tiled flooring, partly carpeted, partly tiled walls, x2 radiators, x2 uPVC double glazed window, uPVC double glazed door leading to rear garden and garage

## DOWNSTAIRS WC

WC, wash hand basin with mixer tap and vanity units, tiled flooring, tiled walls, radiator, uPVC double glazed window

## FIRST FLOOR

### BEDROOM 1

13'1" x 10'8"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 2

10'3" x 12'11"

Carpeted, radiator, uPVC double glazed bay window

### BEDROOM 3

7'2" x 6'5"

Carpeted, radiator, uPVC double glazed window

## BATHROOM

WC, wash hand basin with mixer tap and vanity unit, shower cubicle, towel radiator, tiled flooring, tiled walls, extractor fan, uPVC double glazed window

## ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: B

Council Tax Rate: £1,872.67

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Fibre to the Cabinet Broadband

## OUTSIDE

To the front, there is a slabbed driveway able to accommodate 5+ cars with brick wall surrounds. To the rear of the property, there is a partly slabbed partly laid to lawn garden with wooden fence surrounds allowing access to the garage from the side aspect



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council Tax Band

B

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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