

FREEHOLD



House - Semi-Detached (EPC Rating:)

Brancaster Close, Leicester, LE4 0LA

Offers In The Region Of
£320,000

SETHS



3 Bedroom House - Semi-Detached located in Leicester

***** NO CHAIN - THREE BEDROOMS - 3 RECEPTION ROOMS - TWO BATHROOMS - CORNER PLOT ******

Seths Estate Agents are pleased to present this extended three-bedroom property located on Brancaster Close in Leicester. Offered to the market with no onward chain, the property occupies a desirable corner plot with a larger than average garden, separate vehicle access and garage.

The accommodation begins with a porch leading into a welcoming entrance hall finished with herringbone style wooden flooring and providing access to all principal ground floor rooms.

The spacious through lounge/diner features a bay window to the front aspect, feature fireplace and a dedicated dining area to the rear, with sliding patio doors opening onto the garden — creating an ideal space for both everyday living and entertaining.

An extended ground floor reception room offers excellent versatility and could be used as a home office, playroom or fourth bedroom. This room benefits from access to a modern downstairs shower room fitted with a large shower cubicle, vanity unit with wash hand basin and WC.

The kitchen is fitted with base and eye-level units, integrated gas hob with extractor, integrated oven and grill, space for further appliances and a large rear-facing window overlooking the garden. A UPVC door provides direct access outside.

To the first floor are three well-proportioned bedrooms, two generous doubles and a single bedroom ideal as a nursery or study. The property also benefits from a separate WC and a family bathroom fitted with a bath, wash hand basin and storage cupboard.

Externally, the property truly stands out. Situated on a corner plot, it enjoys a larger than average garden, offering ample outdoor space. There is separate vehicle access leading to a garage, making it ideal for additional parking or storage.

A fantastic opportunity for families or buyers seeking space and potential in a sought-after residential location.

GROUND FLOOR

PORCH

Accessed via a UPVC door from the front and finished with tiled flooring. A wooden door provides entry into the entrance hall.

ENTRANCE HALL

12'3" x 7'1"

Finished with herringbone-style wooden flooring and a radiator, with stairs rising to the first floor. A storage cupboard is located under the staircase. The hall provides access to the kitchen, lounge/diner, and the extended reception room to the side.

STUDY/OFFICE

10'7" x 4'11"

Finished with laminate flooring and a radiator, with a double-glazed window facing the front aspect. This room provides access into the downstairs shower room.

SHOWER ROOM

10'4" x 5'5"

Comprising tiled flooring and tiled walls, with a large stand-up shower cubicle featuring a mixer function and rainfall shower attachment. Also includes a wash hand basin with vanity unit, toilet, standing radiator, and a double-glazed window facing the side aspect.

LOUNGE AND DINER

24'6" x 11'4"

A through lounge featuring carpeted flooring and radiators, with a double-glazed bay window facing the front aspect. The room includes a feature fireplace and a dedicated dining area with an additional radiator. Sliding double-glazed UPVC doors provide access into the garden.

KITCHEN

11'10" x 9'4"

Finished with vinyl flooring and partially tiled walls, fitted with base and eye-level units. Features an integrated gas burner



with extractor over, integrated oven and grill, stainless steel sink, space and plumbing for a washing machine, and space for a fridge. The gas-powered boiler is installed here. A large double-glazed window faces the rear aspect, and a UPVC door provides access into the garden.

FIRST FLOOR

LANDING

10'7" x 8'4"

Carpeted flooring with a radiator and a double-glazed window facing the side aspect. Provides access to all rooms on the first floor.

BEDROOM ONE

12'1" x 11'4"

Carpeted flooring with a radiator and a double-glazed window facing the front aspect.

BEDROOM TWO

12'0" x 10'2"

Carpeted flooring with a radiator and a double-glazed window facing the rear aspect.

BEDROOM THREE

7'6" x 7'1"

Carpeted flooring with a radiator and a double-glazed window facing the front aspect.

W/C

5'8" x 2'3"

Finished with vinyl flooring and a toilet, with a double-glazed window facing the rear aspect. There is also a hatch providing access into the loft.

BATHROOM

7'8" x 5'8"

Finished with vinyl flooring, tiled walls, and a panelled ceiling. Comprising a polyvinyl bathtub with electric shower function, wash hand basin, radiator, storage cupboard, and a double-glazed window facing the rear aspect.

OUTSIDE

To the rear, the property benefits from an ample-sized garden, enhanced by its corner plot position. There is a slabbed patio area leading onto a grass lawn, with a further concrete section providing vehicular access via a side gate and access into a large garage through an up-and-over door. A wooden shed is also situated within the garden. The space is secluded by a combination of hedges and wooden fencing along the perimeter.

To the front, there is a paved slabbed garden enclosed by a brick-built boundary wall. There is potential, subject to the necessary permissions, to apply for a dropped kerb to create additional off-road parking for up to two vehicles.



FREEHOLD

COUNCIL TAX BAND - B

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: TBC

Council Tax Band: B (Leicester)

Council Tax Rate: £1,872.67

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

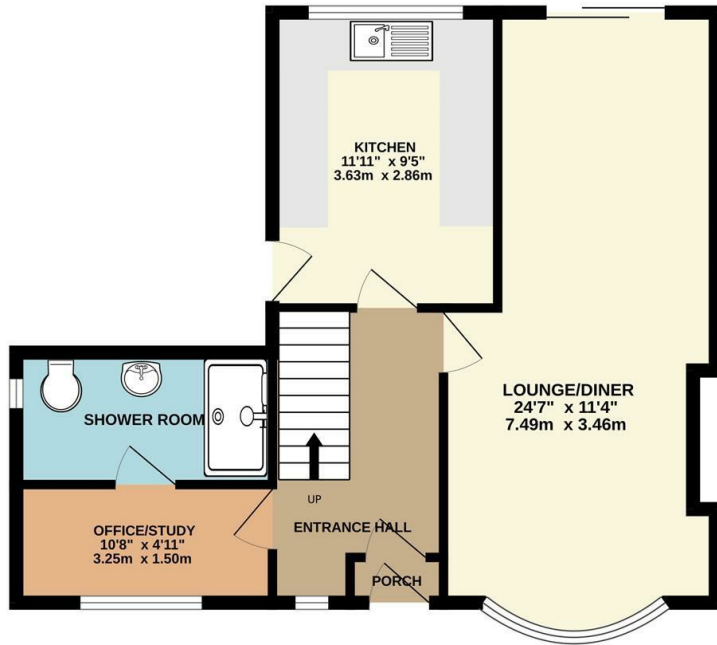
Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband

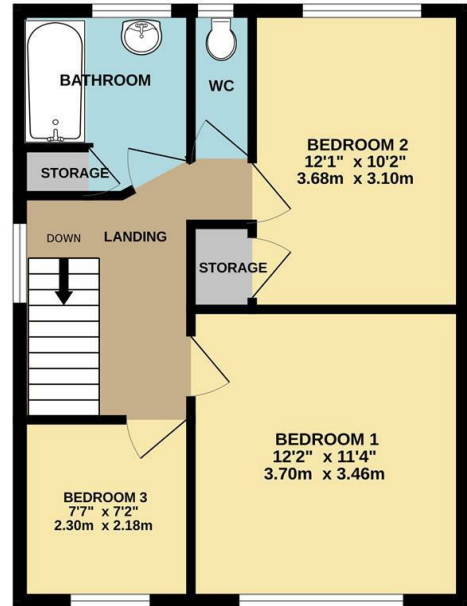




GROUND FLOOR



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 Performance Graph

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

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.