



2A St. Marys Avenue Braunstone Leicester
, LE3 3FT
£1,250 Per Month

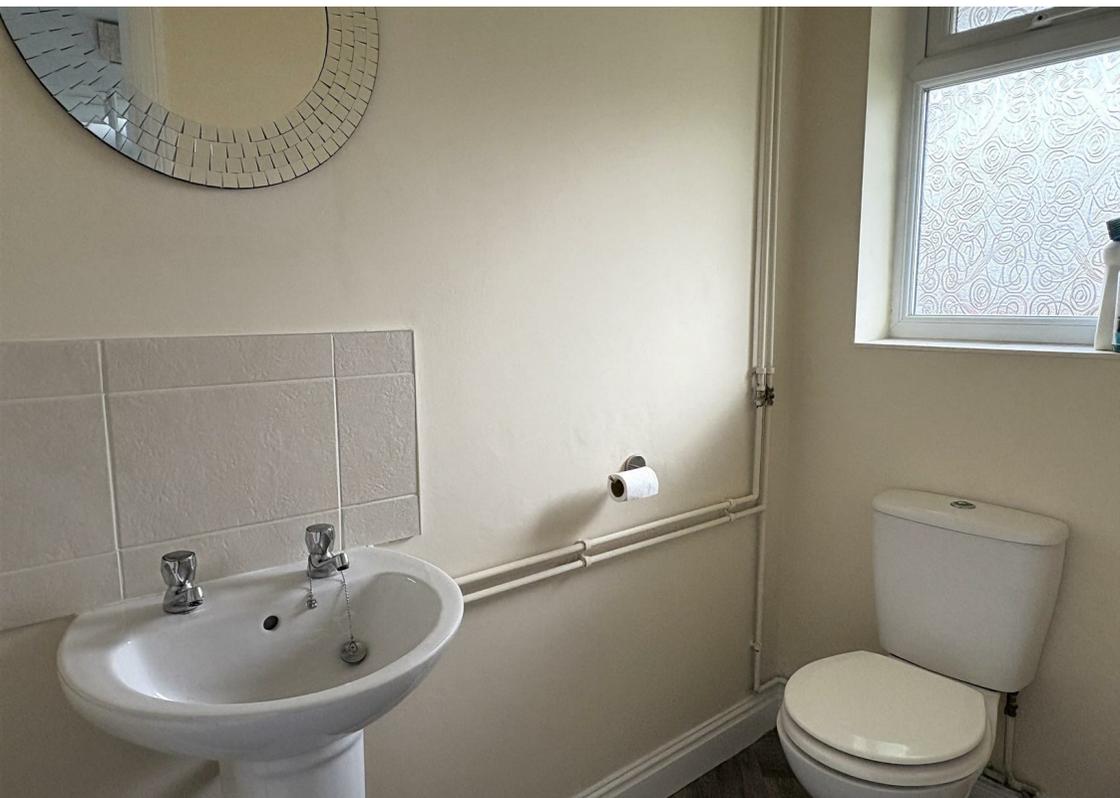


Available Immediately! We are delighted to offer to the market this well presented four-bedroom family home on St Marys Avenue, Braunstone.

The property offers spacious and modern living throughout. To the ground floor is a entrance hall, convenient downstairs WC, through lounge diner, and a refurbished kitchen. The upstairs has four well-proportioned bedrooms and a refitted family bathroom, while outside, the property benefits from a low-maintenance rear garden ideal for relaxing or entertaining.

The property suited for growing families, this home combines comfort and style in a location close to local amenities, schools, and transport links.

- Detached Family Home
- Four Good Sized Bedrooms
- Enclosed Rear Garden
- Off Road Parking & Garage
- Recently Renovated Kitchen & Bathroom
- Close to Local Amenities
- Internet - Standard, Super & Ultra are all available. See ofcom for more details.
- EPC Rating D



Location

St Marys Avenue in Braunstone, Leicester is a quiet, predominantly residential street within the Thorpe Astley & St Mary's ward, offering a suburban feel while remaining close to Leicester city centre. The area features mainly semi-detached and detached homes. Local amenities include Fossebrook Primary School, nearby GP practices, and easy access to major roads linking to Leicester and the wider Leicestershire area.

Entrance Hall

6'9 x 5'5 (2.06m x 1.65m)

Downstairs WC

6'5 x 4 (1.96m x 1.22m)

Lounge Diner

22 x 12'6 (6.71m x 3.81m)

Kitchen

12 x 11'4 (3.66m x 3.45m)

First Floor

Bedroom One

12'2 x 11'5 (3.71m x 3.48m)

Bedroom Two

10'4 x 6 (3.15m x 1.83m)

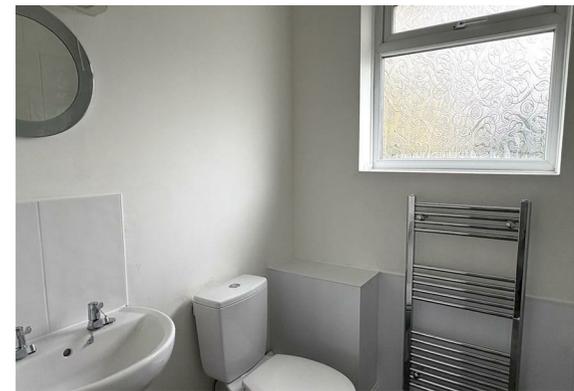
Bedroom Three

9'5 x 8'9 (2.87m x 2.67m)

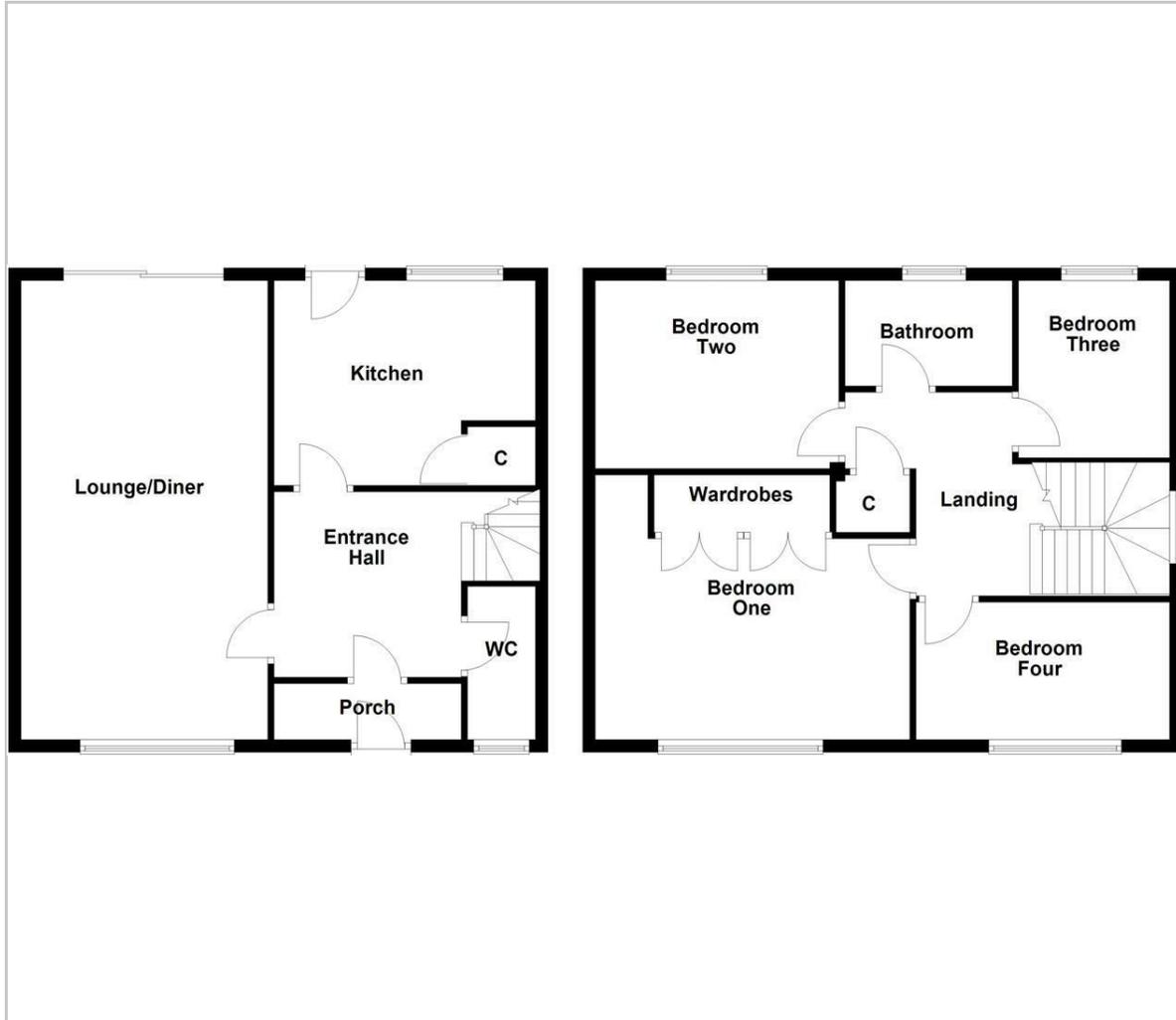
Bedroom Four

8'4 x 6'2 (2.54m x 1.88m)

Outside



Floor Plan



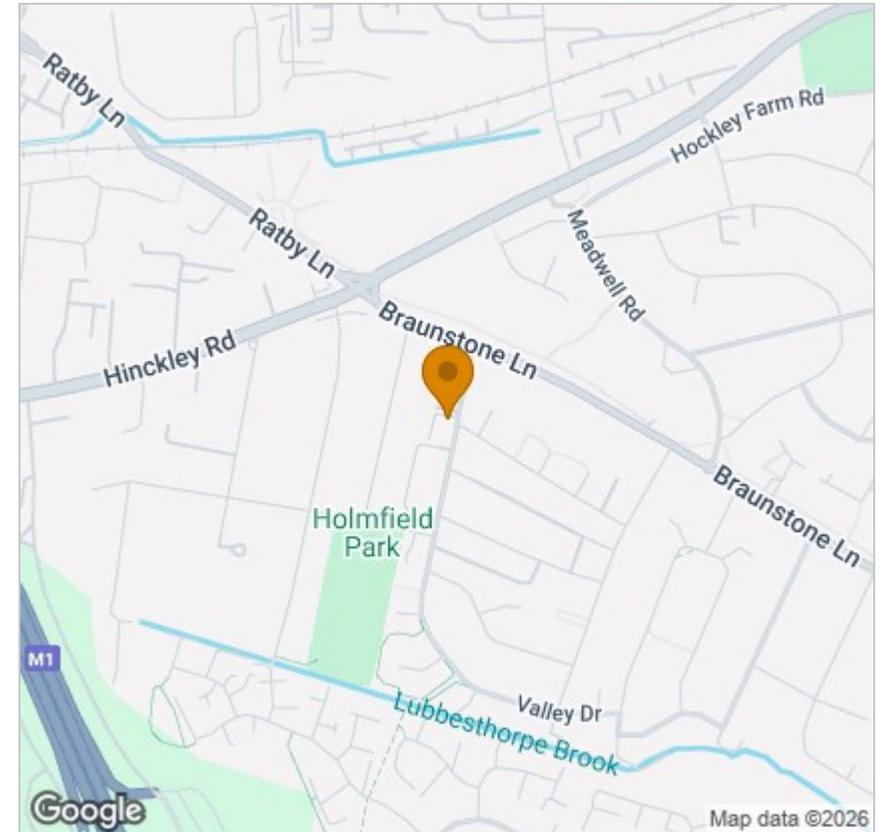
Viewing

Please contact our Wigston Lettings Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



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	