



**Braunstone Lane,**  
Leicester, Leicestershire, LE3 2RT

£895 PCM



Newton Fallowell presents a traditional bay fronted semi-detached home has been extended and transformed to now provide an ideal home for growing families which has successfully combined many features from its original build with all expected modern day amenities.

The gas centrally heated and double glazed accommodation comprises of an entrance hall, lounge, dining room open plan with the kitchen, inner hall, downstairs WC and study, with the first floor offering three bedrooms and modern bathroom. The plot enjoys a set back position with off road parking to the front and a larger than average garden to the rear.

Situated within a popular area of Braunstone Town.

## **ACCOMMODATION**

### **ENTRANCE HALLWAY**

### **RECEPTION ROOM 1**

### **RECEPTION ROOM 2**

### **KITCHEN**

### **UTILITY ROOM**

### **WC**

### **STORAGE**


### **STAIRS & LANDING**


### **BEDROOM 1**

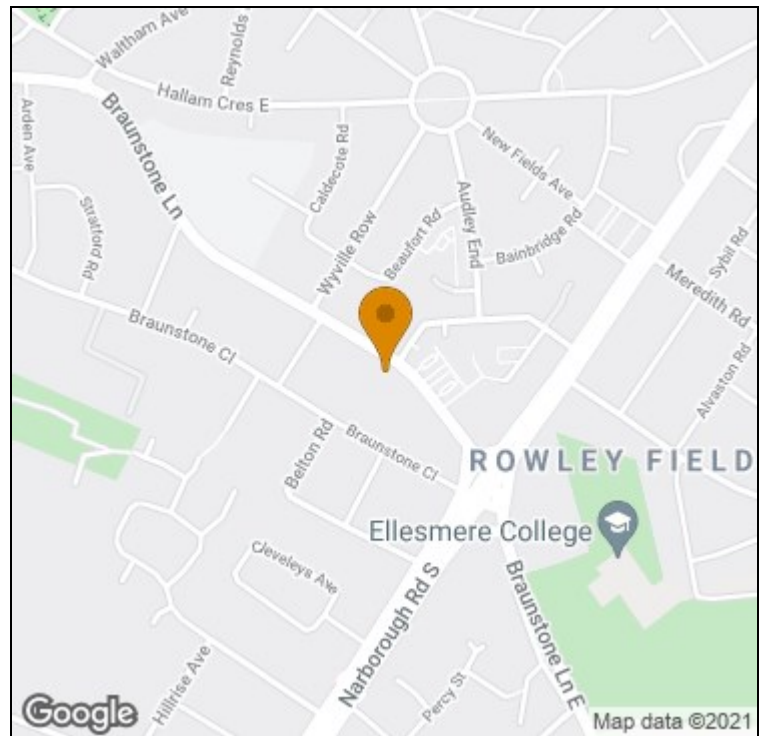
### **BEDROOM 2**

### **BEDROOM 3**

### **BATHROOM**

| Energy Efficiency Rating                           |                            | Current   | Potential |
|--|----------------------------|---|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |   |           |
| (92 plus) <b>A</b>                                 |                            |   |           |
| (81-91) <b>B</b>                                   |                            |   |           |
| (69-80) <b>C</b>                                   |                            |   |           |
| (55-68) <b>D</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<br>2002/91/EC |  |           |

| Environmental Impact (CO <sub>2</sub> ) Rating             |                            | Current   | Potential |
|--|----------------------------|---|-----------|
| <i>Very environmentally friendly - lower CO2 emissions</i> |                            |   |           |
| (92 plus) <b>A</b>   |                            |   |           |
| (81-91) <b>B</b>   |                            |   |           |
| (69-80) <b>C</b>   |                            |   |           |
| (55-68) <b>D</b>   |                            |   |           |
| (39-54) <b>E</b>   |                            |   |           |
| (21-38) <b>F</b>   |                            |   |           |
| (1-20) <b>G</b>  |                            |   |           |
| <i>Not environmentally friendly - higher CO2 emissions</i> |                            |   |           |
| <b>England &amp; Wales</b>                                 | EU Directive<br>2002/91/EC |  |           |



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