

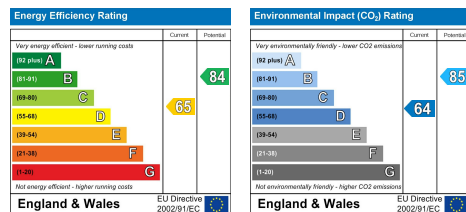


**The Crossway, Braunstone Town**  
Leicester, Leicestershire, LE3 2GR



## The Crossway, Braunstone Town Leicester, Leicestershire, LE3 2GR Offers In Excess Of £160,000

Draft Details Awaiting Vendors Approval! Enjoying a larger than average mainly laid to lawn garden to the rear not overlooked from beyond, this traditional two bedroom end terrace home would make a fantastic starter home or buy to let investment being conveniently positioned for major road links. Benefiting from gas central heating, damp proofing and double glazing throughout, the layout includes an entrance hall, lounge with bay, full width kitchen with the first floor offering two bedrooms and bathroom. The plot offers parking to the front. An internal inspection is essential to fully appreciate the accommodation on offer.





### Accommodation

Front entrance door opens into the;

### Entrance Hall

Presented with carpet flooring, there is a staircase rising to the first floor and a door leading to the;

### Lounge

15'5" into bay x 10'9" (4.70m into bay x 3.28m)  
Enjoying light provided by a walk in bay window to the front elevation, the main living space is positioned around a feature gas fire. With neutral decor, carpet flooring, ceiling coving, central heating radiator and access to the;

### Kitchen

6'8" x 14'1" (2.03m x 4.29m)

Fitted with a range of wall mounted and base units with complementary work surfaces over and tiled surrounds. Features include an inset one and a half bowl composite inset sink and drainer unit with mixer tap, space for cooker with extractor hood above, plumbing for washing machine and space for fridge freezer. With a window to the rear elevation, pantry cupboard housing the central heating boiler, central heating radiator and rear access door.

### First Floor Landing

Giving access to two bedrooms and bathroom, with a window to the side elevation and hatch to a fully insulated loft.

### Bedroom One

10'9" x 14'2" (3.28m x 4.32m)

A double room offering a window to the front elevation with carpet flooring and a central heating radiator.

### Bedroom Two

9'8" x 8'0" (2.95m x 2.44m)

Enjoying views of the garden through a double glazed window, the second bedroom offers a central heating radiator, picture rails and carpet flooring.

### Bathroom

6'8" x 5'6" (2.03m x 1.68m)

Fitted with a three piece suite comprising a corner bath with shower over, low level WC and wash hand basin set in vanity with storage beneath, all with complementary tiled surrounds. Having an obscure rear elevation window and central heating radiator.

### Outside

Occupying a tucked away corner position, the plot offers a low maintenance frontage and space for car parking. Gated access then leads to a mainly laid to lawn rear garden which has a particularly private feel not being overlooked from beyond with fencing to the perimeter. There is a patio area adjacent to the accommodation, perfect for outdoor entertaining and a useful shed with a concrete base.

### To Find The Property

From our office on Hinckley Road in Leicester Forest East, head east along Hinckley Road. At the Braunstone crossroads, turn right onto Braunstone Lane. Proceed along and take an eventual right turning onto Evelyn Road. Evelyn Road turns to Avon Road. Proceed around the bend and then take an immediate right turning onto Hathaway Avenue. Turn left onto Henley Crescent which eventually becomes Braunstone Close. Turn right onto The Crossway where the property can be found.

### Tenure

Freehold with vacant possession upon completion.

### Council Information

Blaby District Council, Desford Road, Narborough, Leicester (Tel: 0116 2750555) - Tax Band A. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

### Viewing Arrangements

Viewings are strictly by appointment only. Please contact one of our sales experts on 0116 366 5666 or you can send an email to [lfe@newtonfallowell.co.uk](mailto:lfe@newtonfallowell.co.uk).





### Money Laundering

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

### Agents Note

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. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.

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If you have a house to sell then we would love to provide you with a free no obligation valuation.



