



18 Bramble Close, Leicester, LE3 8JN

**£300,000**

DETACHED FAMILY HOME in residential cul-de-sac location, FGCH, UPVC d/g, alarm. Hall, study, cloaks/wc, 18' lounge, dining room, UPVC conserv, fully fitted breakfast-kitchen incl appln. Landing, 3 beds, 2 bathrooms. Gardens to front & rear, parking for 3 cars & bike store. EPC Band C.

### **Entrance Hall**

UPVC double glazed entrance door, solid wooden flooring.

### **Cloaks/wc**

Wash hand basin, wc and extractor fan.

### **Study 10'8" x 4'4" (3.25 x 1.32)**

UPVC double glazed window to front, radiator.

### **Lounge 18'0" x 12'10" (5.49 x 3.91)**

UPVC double glazed window to front, coal effect living flame gas fire set in a marble effect fireplace with attractive wooden surround, radiator, coving to ceiling, laminate floor. Off the lounge is a lobby with stairs to first floor.

### **L-shaped Living Kitchen 21'8" x 16'9" (6.60 x 5.11)**

UPVC double glazed window and door to rear, fitted with a range of base, drawer & eye level units, glass fronted display cabinets, work surfaces and breakfast bar, stainless steel sink unit with mixer taps, free standing range available by separate negotiation, extractor hood, integrated dishwasher, fridge & freezer, provision for washing machine and dryer, radiator, spotlights to ceiling. There is a laminate floor, radiator, ample space for a large table and chairs, coving to ceiling.

### **Orangery 12'0" x 10'6" (3.66 x 3.20)**

A delightful orangery with solid roof and side, UPVC double glazed opening windows, French doors to garden, laminate flooring.

### **1st Floor: Landing**

UPVC double glazed window to side, access to loft, airing cupboard housing combination boiler.

### **Bedroom One 12'4" x 10'8" (3.76 x 3.25)**

UPVC double glazed window, radiator, free standing wardrobes available by separate negotiation, fitted carpet.

### **En-Suite Shower Room**

UPVC double glazed opaque window, heated towel rail, extractor fan, shower cubicle, wash hand basin, wc, extractor fan.

### **Bedroom Two 11'6" x 11'6" (3.51 x 3.51)**

UPVC double glazed window to the rear, radiator, fitted carpet.

### **Bedroom Three 10'0" x 9'8" max (3.05 x 2.95 max)**

UPVC double glazed window to rear, radiator, fitted carpet.

### **Bathroom 7'8" x 6'4" (2.34 x 1.93)**

UPVC double glazed opaque window, fully tiled walls and floor, radiator, panelled bath with shower over and glass screen, vanity wash hand basin, wc, chrome heated towel rail, spotlights to ceiling.

### **Outside**

To the front of the property there is a block paved driveway providing off road parking for 3 cars, with demi-garage bike store with up & over door (6' x 6'). The private rear gardens comprise of flagstone paved patio, block paved borders, artificial turfed lawns, flower beds, security lighting, gated side access and fully fenced boundaries.

### **Useful Information**

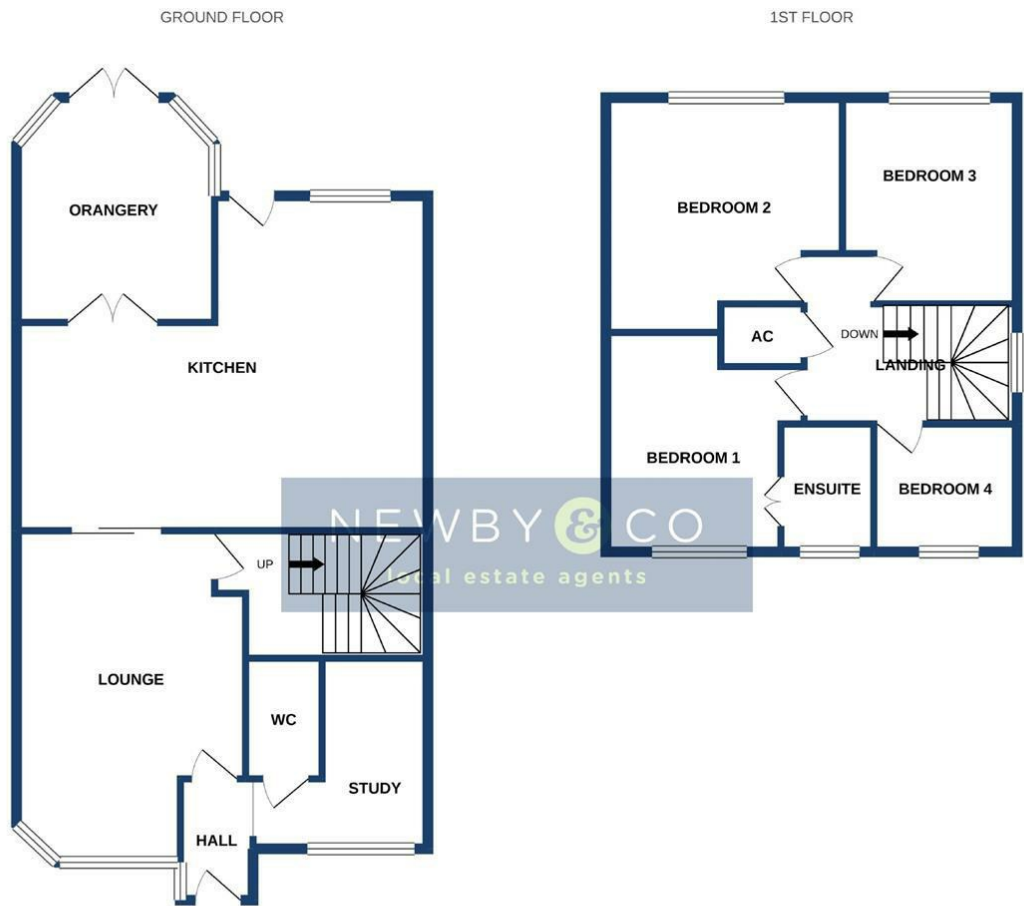
This property falls within Blaby District Council area and has a Council Tax Band of D which means a charge of £1903.20 For tax year ending March 2021. Please note: When a property changes ownership local authorities reserve the right to

re-calculate council tax bands. We understand the schools within catchment are Glenfield Primary School, Martin High School & Longslade Community College. For more information regarding school catchment areas contact the Allocations Dept at County Hall on 0116 3056684

### **Directional Note**

Put LE3 8JN into your Sat Nav or Google. Alternatively from The Square in Glenfield take the turning on to Stamford Street, which then changes to Dominion Road continue along, turn right in to Liberty Road and left in to Bramble Close.

Floor Plan



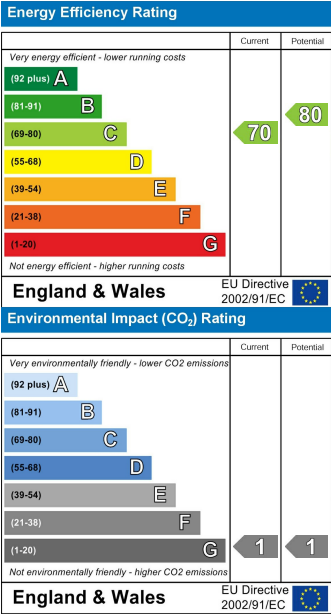
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



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