



Charlecote Avenue, Braunstone Town

£270,000



HAMPSONS  
ESTATE AGENTS

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## Charlecote Avenue, Braunstone Town

Hampsons are delighted to present to the market this attractive bay windowed three bedroomed semi-detached home, occupying an extensive plot with planning permission granted (REF: 22/1141/HH) for a fantastic wraparound extension incorporating a stunning enlarged kitchen.

The property is offered with no upward chain and does require some finishing works including the replacement of a supporting wall (Acrow Props installed) and will be perfect for the owner occupier looking to put their own stamp on the property and those looking for a home which has the ability to grow in accordance with their needs.

The internal accommodation comprises in brief; a porch leading to an entrance hall with stairs rising to the first floor landing. The hallway leads into the open plan living/dining/kitchen area with the kitchen area being fitted with a range of units and worksurfaces and space for appliances. The living area has a wonderful bay window which floods the lounge with natural light and there is a built in media wall.

To the first floor there is a landing with a storage cupboard and access via a pull down ladder to a boarded loft, there is a bay windowed master bedroom to the front with a wealth of fitted storage, a second double bedroom with a rearward aspect and a third single bedroom, again with fitted storage. Completing the accommodation is a family bathroom.

Externally to the front there is paved hard standing providing off road parking and there is a large car port to the side with an electric up and over door which leads to an oversized garage providing an incredible amount of storage.

The sizeable rear gardens have a paved patio area and a good sized lawn and at the bottom of the garden there is a large undeveloped area, perfect for a gardener to put their own stamp on it or further development subject to planning approval.







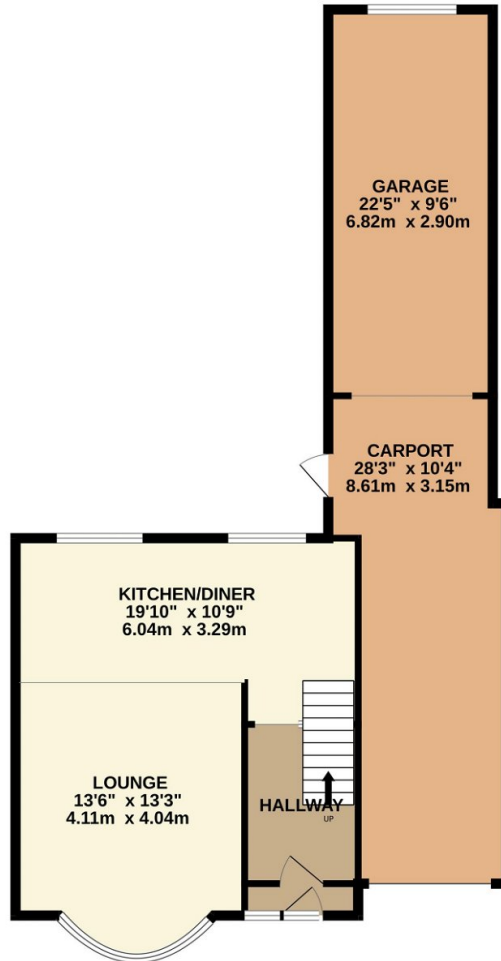




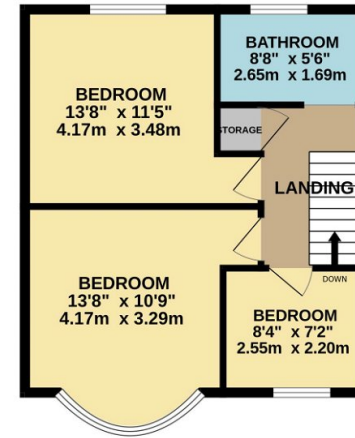




GROUND FLOOR  
913 sq.ft. (84.9 sq.m.) approx.



1ST FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1366 sq.ft. (126.9 sq.m.) approx.

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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By law we carry out verification checks and proof of fund checks.

The details are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted. We have not tested any services or appliances and purchasers are advised to satisfy themselves as to the working order and condition.

Floor plans do not reflect exact dimensions or exactly replicate the layout of the property.

Referral Fees: EPC: up to £50. Mortgage: up to £500. Conveyancing up to £300. Survey: up to £50 all plus vat.

Registered in England and Wales number 12430282. Registered office: 3 Oswin Road, LE3 1NR.

