



 **2**  
Bedrooms

 **1**  
Bathroom





Kings are pleased to present this two-bedroom Semi-detached Dormer Bungalow located on Allington Drive in the Birstall area. Birstall is a village location with great transport links to the A6, Loughborough and surrounding areas including Thurmaston, Syston, Wanlip and Rothley. The location of the property brings with it great convenience as it is within close proximity to local amenities including local stores, the village hall, schools and supermarkets including Co-Op, Costco and Tesco. The property consists of a downstairs area with one bedroom currently being used as an office, two reception rooms and a kitchen, and an upstairs consisting of a double bedroom and family bathroom.

The property also benefits from a large driveway, a free-standing garage, slabbed garden, double-glazing throughout, gas central heating and sizeable rooms throughout. Available by appointment only. Call Kings now!!!! 01163527012



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You enter the property from the side introducing you to a sizeable entrance hallway connecting the kitchen, downstairs bedroom and sitting room. The kitchen is located at the front of the property with fitted modern worktops and tiled flooring, with an integrated oven/hob and fitted storage cupboards creating ample storage space. The first bedroom is found on the ground floor and is currently being used as an office, located towards the rear of the property with two double-glazed one on the side and one towards the rear, with carpeted flooring and a wall mounted radiator. Both reception rooms are towards the end of the hallway with a rear sitting room with sliding door garden access and another sliding door access into the main living room. Both reception rooms consist of carpeted flooring, wall mounted radiators and double-glazing.

This property differs from a traditional bungalow as it is classed as a Dormer Bungalow as it has an upstairs. The first floor consists of a double bedroom and a family bathroom. The double bedroom consists of carpeted flooring, integrated storage cupboards, wall mounted radiator and a front facing double-glazed window. The family bathroom consists of tiling throughout, a shower, bath, toilet and sink.

This property is not one to miss out on whether you are looking to downsize, looking for convenience, a first-time buyer or looking to expand your portfolio this property is ideal for all buyers. The property also benefits from a large driveway, a free-standing garage, slabbed garden, double-glazing throughout, gas central heating and sizeable rooms throughout. Available by appointment only. Call Kings now!!!! 01163527012

Property info

Ground Floor

**Kitchen:** 4.50m x 2.40m – modern fitted kitchen with integrated appliances including an oven/hob and storage cupboards, tiled flooring and a front facing double glazed window

**Living Room:** 4.50m x 3.58m – large living room located at the front of the property consisting of carpeted flooring, fireplace, double-glazed bay window and sliding door access into the sitting room

**Sitting Room:** 3.78m x 3.10m – smaller reception room consisting of carpeted flooring, sliding door garden access, wall mounted radiator and is located at the rear of the property

**Bedroom One:** 4.21m x 2.25m – single bedroom currently being used as an office consisting of carpeted flooring, double-glazed windows and a wall mounted radiator

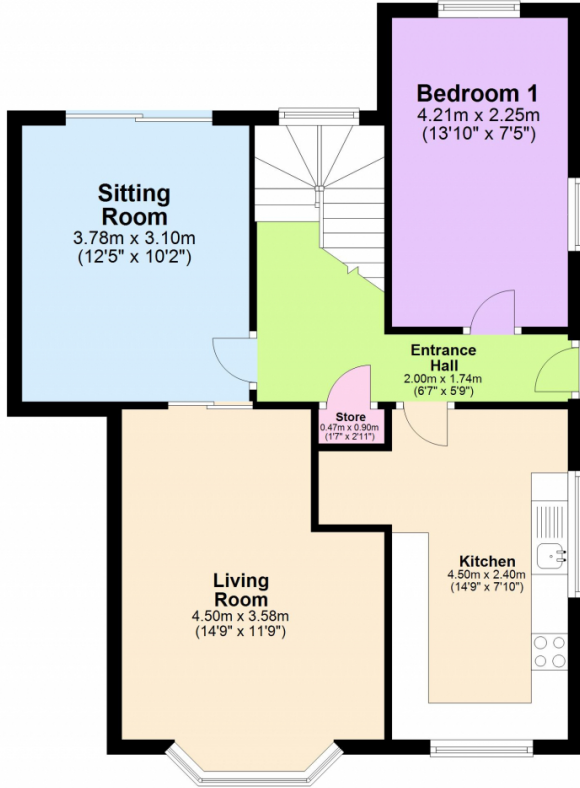
#### First Floor

**Bedroom Two:** 3.85m x 3.01m – double bedroom with integrated storage space, carpeted flooring and a front facing double-glazed window

**Bathroom:** 3.41m x 1.66m – family bathroom consisting of tiling throughout, shower, bath, toilet, sink and double-glazed window

**Ground Floor**

Approx. 59.2 sq. metres (637.3 sq. feet)



**First Floor**

Approx. 27.7 sq. metres (297.7 sq. feet)



Total area: approx. 86.9 sq. metres (935.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

