



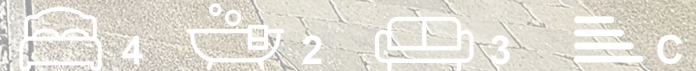
READINGS

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Fielding Road
Birstall, Leicester, LE4 3AJ

£475,000



Fielding Road

Birstall, Leicester, LE4 3AJ

Could this be your dream family home? This stunning four-bedroom semi-detached house sits on a generous plot of around 0.15 acres.

Step inside, and you'll be greeted by an entrance porch and hallway featuring original oak flooring. There's a spacious lounge with a lovely bay window to the front. If you need a little extra space, there's also a study or second sitting room to the rear.

The real star of the show is the fantastic open-plan living dining kitchen. Imagine whipping up meals on gorgeous quartz worktops, surrounded by sleek, high-gloss units and integrated Siemens appliances. Plus, the high-quality Karndean flooring flows seamlessly into sitting area, study and even the integral garage!

Thanks to Velux windows and bi-folding doors with built-in blinds that respond to sunlight, this kitchen is flooded with natural light. You'll also love the convenience of a walk-in pantry and an air conditioning unit to keep things comfortable year-round.

Head upstairs to find four spacious bedrooms, including a master suite with its own en-suite shower room and there's a separate family bathroom. Both the bathroom and en-suite come with underfloor heating—perfect for chilly mornings!

Outside, the large south-facing rear garden is a real gem, featuring a stunning porcelain patio, raised decking, a covered seating area and even an outdoor kitchen and bar—ideal for entertaining! The expansive lawn provides ample space for children to play.

Located in the popular village of Birstall, you'll enjoy easy access to local shops, and you're within catchment of well regarded schools. Plus, commuting is a breeze with quick access to the A46 and M1 motorway.

This exceptional family home has it all—space, style, and a fantastic location. Don't wait too long to arrange a viewing; homes like this don't stay on the market for long!





Property Information

Tenure: Freehold
Local Authority: Charnwood
Council Tax Band: C
Type of Construction: Brick
Services: The property is offered to the market with all mains services and gas-fired central heating.
Multiple Options for Broadband/mobile phone signal.
Flood Risk: No risk

Consumer Protection Legislation

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

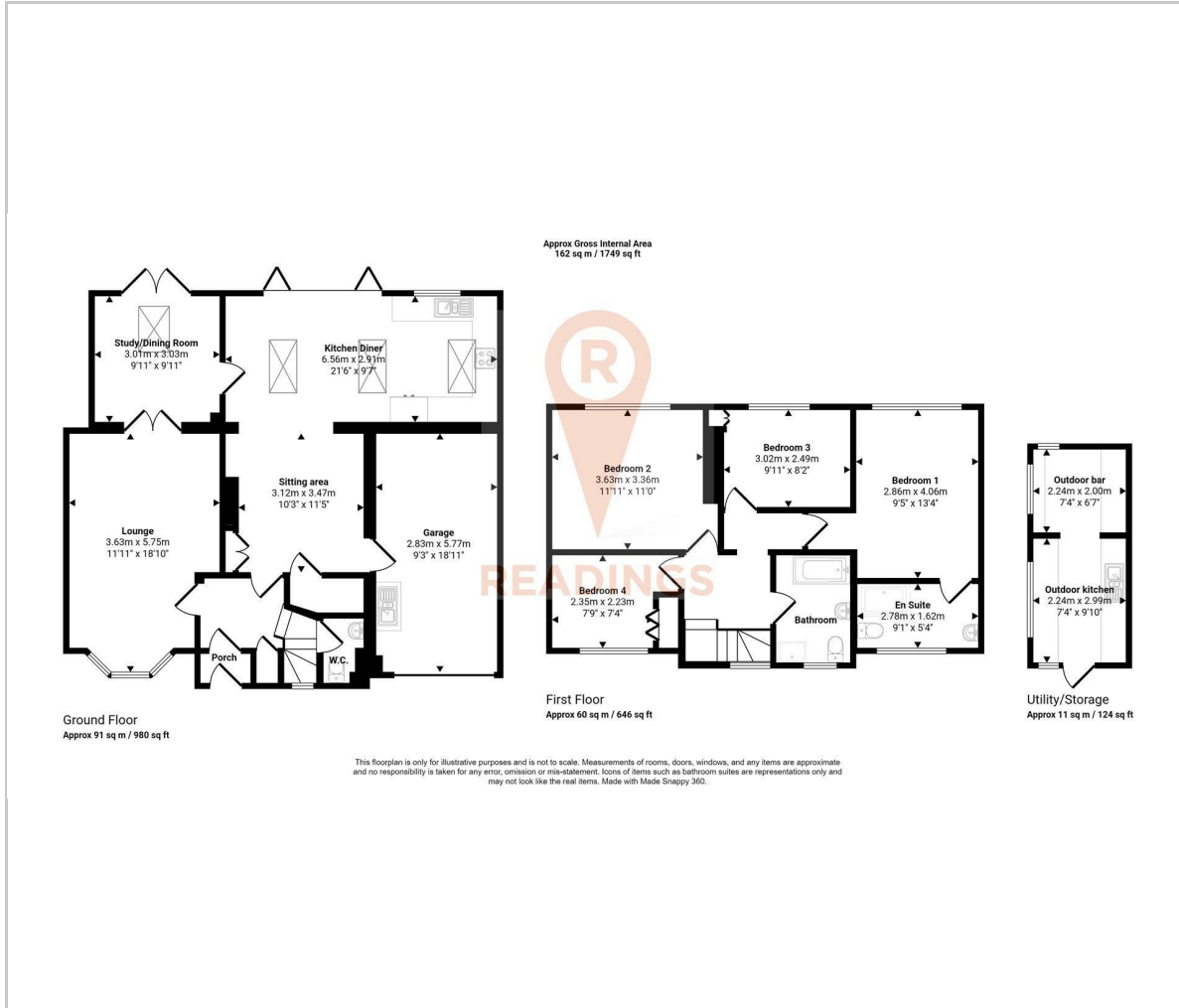
Tenure

The property is being sold freehold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

Anti Money Laundering

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.

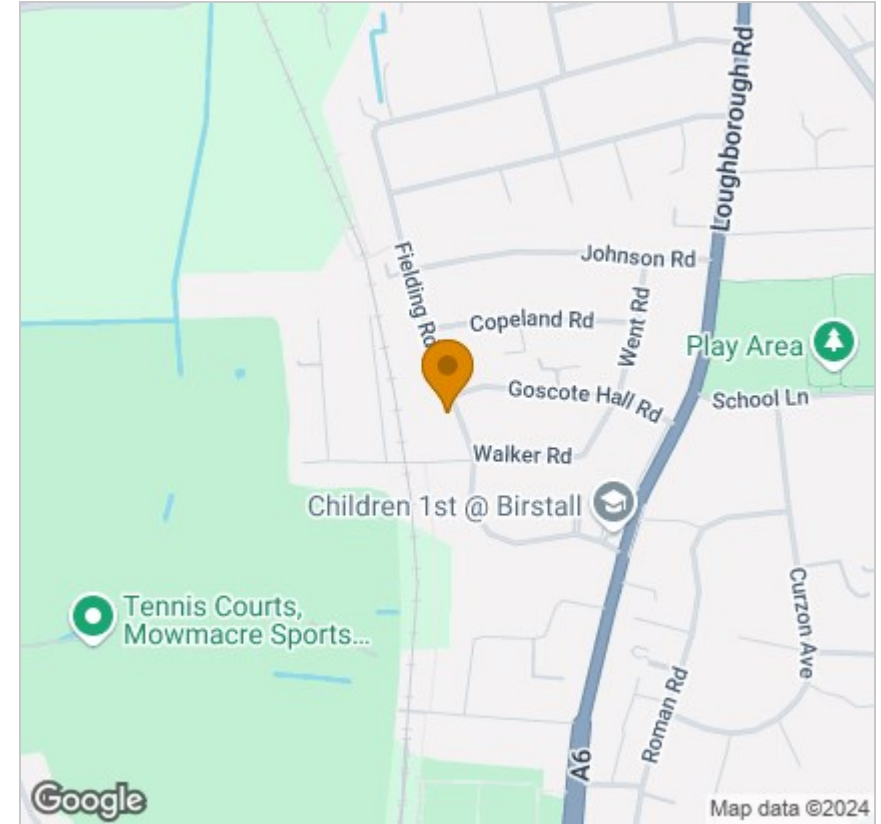
Floor Plan



Viewing

Please contact our Leicester Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

