

# JAMES SELICKS

8 LITTLE CONNERY LEYS

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BIRSTALL, LEICESTERSHIRE LE4 3LS

GUIDE PRICE: £335,000



A stunning, extended three/four bedroom mid-townhouse, meticulously presented by the current owners, located on the edge of Birstall village.

Entrance hall • cloakroom • study/bedroom four • breakfast kitchen • extended sitting room • first floor sitting room • double bedroom • two second floor bedrooms • en-suite • bathroom • enclosed, landscaped rear gardens • parking • single garage • EPC - C

#### Location

The village offers a superb range of amenities including popular schooling, shopping, a post office, public house, church and provides good access to Fosse Retail Park and the M1/M69 motorway networks. Many countryside walks and beauty spots are also within easy reach including nearby Watermead Park and Bradgate Park.

#### Accommodation

The property is entered via a composite front door into the entrance hall housing the stairs to the first floor with understairs storage cupboard beneath. A useful ground floor cloakroom provides a two piece suite. A study (potential bedroom four) off hallway has a window to the front. The stunning breakfast kitchen has an excellent range of contemporary eye and base units and drawers, a glazed display cabinet, ample preparation surfaces, a stainless steel one and a quarter bowl sink with mixer tap above, integrated Logic double oven with four-ring gas hob and concealed extractor unit over, integrated fridge, freezer and dishwasher, space and plumbing for an automatic washing machine, feature spotlighting and coloured pelmet lighting, an enclosed Glow Worm combination boiler and tiled flooring. An open archway leads through to an extended sitting room with wood effect flooring and underfloor heating, flooded with natural light by virtue of a roof lantern and bi-fold doors leading onto the garden.

To the first floor a large landing with a window to the front gives access to a first floor sitting room with a contemporary electric fire, and a further double bedroom with a window to the rear. To the second floor is a landing providing access to the master bedroom, with two windows to the rear and an en-suite with a low flush WC, pedestal wash hand basin and a shower cubicle, heated towel rail, part tiled walls and tiled floor. Bedroom two has two windows to the front and access via a pull-down ladder to the boarded and lit loft. The family bathroom provides a low flush WC, pedestal wash hand basin and a panelled bath with shower over, electric shaver point, heated towel rail, part tiled walls and tiled floor.

#### Outside

To the front of the property is a small block paved forecourt behind a low level retaining wall and wrought iron railings. To the rear are enclosed gardens are beautifully landscaped for ease of maintenance with a wooden decked entertaining area and an astroturf lawn. Gated access to the rear of the plot gives access to a single garage and parking for two cars.

**Tenure:** Freehold. **Conservation Area:** No

**Local Authority:** Charnwood Borough Council, **Tax Band:** D

**Services:** Offered to the market with all mains services and gas-fired central heating.

**Broadband delivered to the property:** Full Fibre, 85mbps

**Wayleaves, Rights of Way & Covenants:** None known.

**Flooding issues in the last 5 years :** None known.

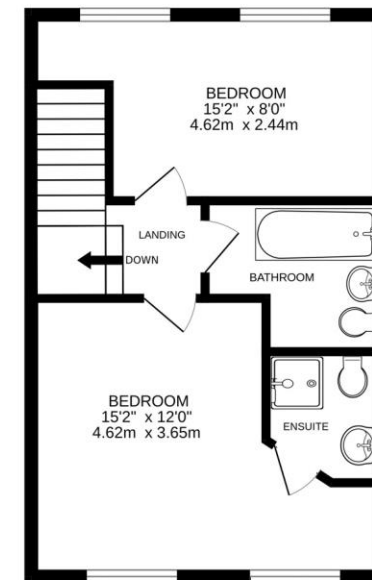
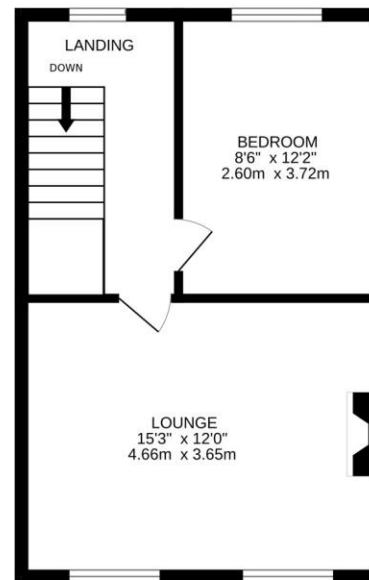
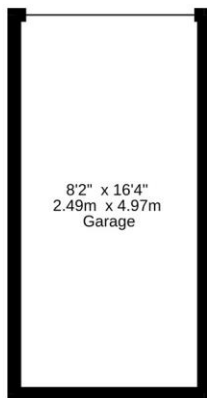
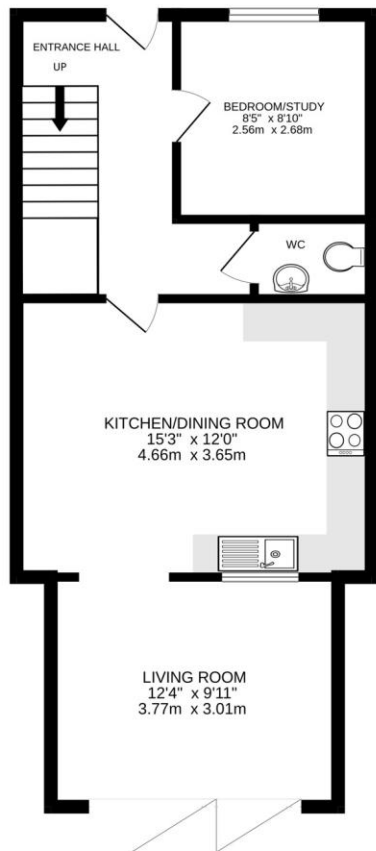
**Accessibility issues :** The garden is tiered.

**Planning issues:** None known.





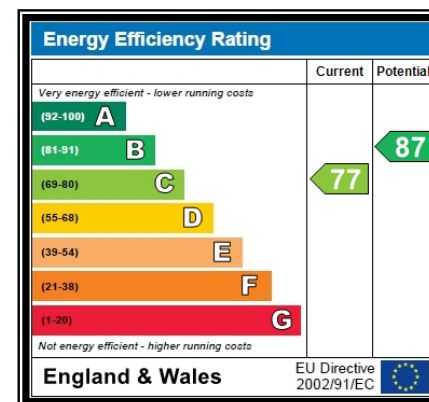




**8 Little Connery Leys, Birstall, Leicestershire LE4 3LS**

Total Approximate Gross Internal Floor Area = 1358 SQ FT / 126 SQ M

Measurements are approximate.  
Not to scale.  
For illustrative purposes only.



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#### Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

