

JAMES SELICKS

515 LOUGHBOROUGH ROAD

BIRSTALL, LEICESTERSHIRE
LE4 4BJ

GUIDE PRICE £679,000





A rare opportunity to acquire a substantial five-bedroom detached family home with no upward chain on an impressive plot of approximately 0.32 acres in a highly desirable location

The property enjoys exceptional privacy and space, and has conditionally granted planning permission (Charnwood Ref: P/24/1015/2) for further development.

Porch • entrance hall • cloakroom • sitting room • dining room • kitchen • utility room • cloakroom • master bedroom • en-suite • four further bedrooms • bathroom • lawned front garden • deep lawned rear gardens • private driveway • garage • EPC - C

Location

The property is accessed from The Drive via a long, private driveway, discreetly tucked away from the main road.

Birstall lies approximately two miles north of Leicester city centre providing particularly good access to the professional quarters, city centre, shopping facilities and mainline railway station with direct access to London St Pancras in just over an hour.

The village itself offers a wide of local shopping facilities, Parish Church, popular pubs and restaurants, local schooling and also provides convenient access to the A46 Western Bypass with links to the M1/M69 motorway networks and associated Fosse Retail Park.

Accommodation

A porch leads into a generous hallway, setting the tone for the well-proportioned rooms throughout. The ground floor has two useful cloakrooms, each with a two piece suite, and a study, perfect for home working. To the front of the property lies a bright and spacious 21 foot sitting room with a window to the front, a feature limestone fireplace surround with inset gas fire, and sliding doors opening onto the rear garden; the dining room is adjacent, making this joint space perfect for entertaining.

The spacious kitchen provides a good range of base level units and drawers with beech blockwork preparation surfaces over including breakfast bar space; a stainless steel double bowl sink and drainer unit with mixer tap, tiled splashbacks and a window above overlooking the garden. Eye level and glazed display cabinets provide further storage while integrated appliances include a stainless steel double oven and a gas hob with an extractor unit over. A side lobby with an external door leads to a utility room housing the Worcester wall mounted boiler and providing plumbing for a washing machine.

To the first floor is a galleried landing with two windows to the front. The master bedroom benefits from built-in wardrobes, a walk-in airing cupboard, and a stylish en-suite wet room with a fully tiled shower area, low flush WC, and pedestal wash hand basin. Bedroom two also has built-in storage and has a connecting door to the bedroom three which could easily be used as a nursery or dressing room but is also accessed from the landing. Bedroom four also has fitted wardrobes, while the fifth bedroom offers flexibility as a bedroom or further study. A modern family bathroom completes the first floor, with a white suite comprising a low flush WC, wash hand basin, and a shower enclosure.





Outside

Discreetly accessed from The Drive, the property is approached via a long, private driveway that enhances its sense of seclusion and leads to a substantial brick-built garage and ample off-road parking.

Occupying a superb plot of approximately 0.32 acres, the grounds offer an exceptional setting for family life and outdoor entertaining. Expansive lawned gardens to the front and rear are complemented by paved patio areas, and framed by a variety of mature trees, shrubs, and flowering plants, creating a tranquil and picturesque environment.

Tenure: Freehold

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

Listed Status: None

Conservation Area: None

Construction: Believed to be standard

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

Broadband delivered to the property: Unknown

Wayleaves, Rights of Way & Covenants: Residential use only.

Flooding issues in the last 5 years: None our Clients are Aware of.

Planning: Planning application conditionally granted: P/24/1015/2 (Charnwood).

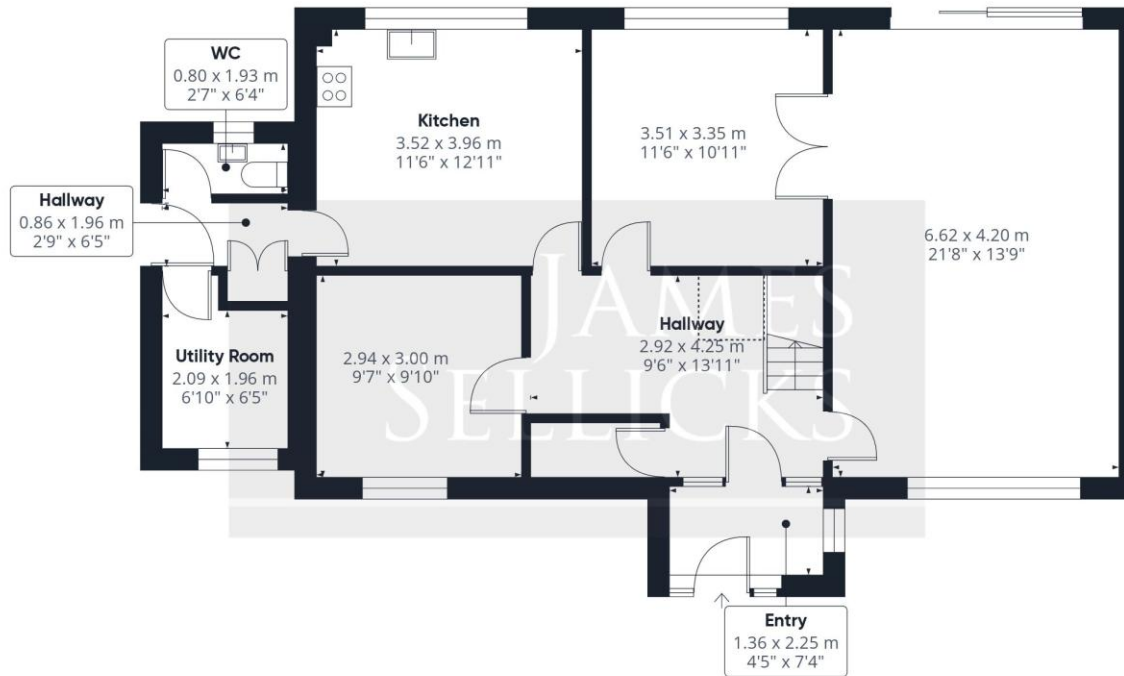
Accessibility: Two-Storey property, The garden path is graded and has grab rails.

Vehicle access is via The Drivewhich is unadopted. The 6 properties with vehicle access are responsible for the cost of maintenance, as and when needed.

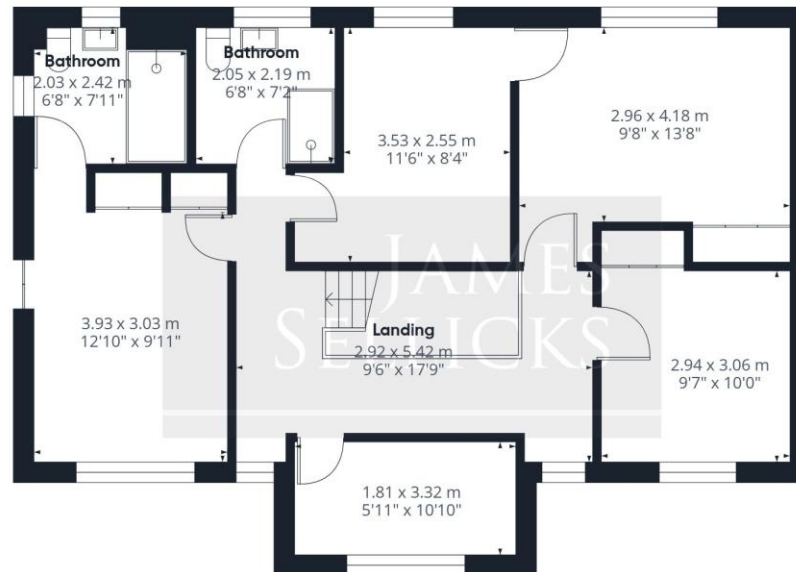








Floor 1



Floor 2

Approximate total area⁽¹⁾

162.6 m²

1751 ft²

Reduced headroom

0.9 m²

9 ft²

(1) Excluding balconies and terraces

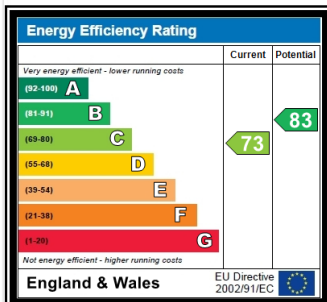
Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.

