



10 Birchtree Avenue
Birstall, LE4 4LA

£310,000



10 Birchtree Avenue

Birstall, Leicester, LE4 4LA

A beautifully presented and well maintained traditional double bay fronted 3 bed semi detached family home in much sought after residential location backing onto school playing fields to rear. This extended house benefits from full gas central heating (combi boiler 2 years old), UPVC double glazing, new roof, cavity wall insulation, quality floor coverings throughout. The accommodation briefly comprises on the ground floor, entrance hall, lounge, 19' dining/sitting room, fitted breakfast- kitchen. Upstairs, landing, 3 bedrooms, shower room with contemporary white suite. Outside front driveway, narrow garage (storage/motorbike), superb 100' private rear gardens with open aspect. Early viewing is highly recommended. Freehold. Council Tax Band C

Porch

UPVC double glazed entrance door and two UPVC double glazed panels.

Entrance Hall

UPVC double glazed inner door, porthole stained glass window to side (into garage), vinyl flooring, stairs to first floor, radiator, understairs store housing meters.

Lounge

13'10 x 11'6 (4.22m x 3.51m)

A bright and airy front reception room. UPVC double glazed 6 pane bay window to front, radiator, neutral fitted carpet, coal effect gas fire set in attractive limestone fireplace, coving to ceiling. Hardwood & glazed double dividing doors leading to rear sitting/dining room.

Sitting/Dining Room

18'9 x 11'6 (5.72m x 3.51m)

An extended second reception room which provides flexibility of use as either a second sitting room or a large dining room. UPVC double glazed French doors to rear, neutral fitted carpet, radiator, coving to ceiling, electric fire set in attractive limestone fireplace.

Breakfast Kitchen

14' x 13' (4.27m x 3.96m)

Two UPVC double glazed windows and a UPVC double glazed door to rear, tiled flooring, fitted with a range of base, drawer & eye level units offering a wealth of storage, work surfaces with tiled splashbacks, sink unit with mixer taps, built-in electric fan assisted oven and gas hob, radiator. In the second part of the kitchen there is additional storage plus space and provision for washing machine (available by separate negotiation). UPVC double glazed door to the narrow garage.

First Floor: Landing

UPVC double glazed opaque window to side, newly fitted neutral carpet, access to loft, coving to ceiling.

Bedroom One

13'10 x 11' (4.22m x 3.35m)

A really generous double bedroom. UPVC double glazed 6 pane bay window to front, newly fitted neutral carpet, radiator, two sets of built-in wardrobes, coving to ceiling.

Bedroom Two

12' x 9'8 (3.66m x 2.95m)

Another good sized double bedroom. UPVC double glazed window to rear, newly fitted neutral carpet, radiator, coving to ceiling, built-in wall to wall wardrobes with sliding doors including one mirrored door, Ideal combination boiler. Please note the measurements to this room are to the front of the wardrobes therefore the wall to wall measurement is much larger.

Bedroom Three

6'6 x 5'10 (1.98m x 1.78m)

UPVC double glazed window to front, newly fitted neutral carpet, radiator, coving to ceiling.

Shower Room

8'8 x 5'8 (2.64m x 1.73m)

A recently remodelled shower room with a contemporary white suite. UPVC double glazed opaque window, mainly tiled walls, chrome heated towel rail. The modern suite comprises of enclosed walk-in shower enclosure with electric shower and waterproof wallboarding, contemporary wash hand basin, wc. Spotlights and extractor fan.

Outside

The front of the property has a block paved driveway with sufficient space for two cars side by side leading to a narrow garage (15'8 x 6'10) , UPVC double glazed window to side, ideal for storage, motorbike or workshop.

The superb rear garden is approx 100' long and has paved patio, lawn, shrubs, flowers, mature fruit trees, timber shed, summerhouse, external water tap, power socket, fully fenced boundaries, open aspect to school playing fields to rear.

Local Authority & Council Tax Info (Charnwood))

This property falls within Charnwood Borough Council (www.charnwood.gov.uk)

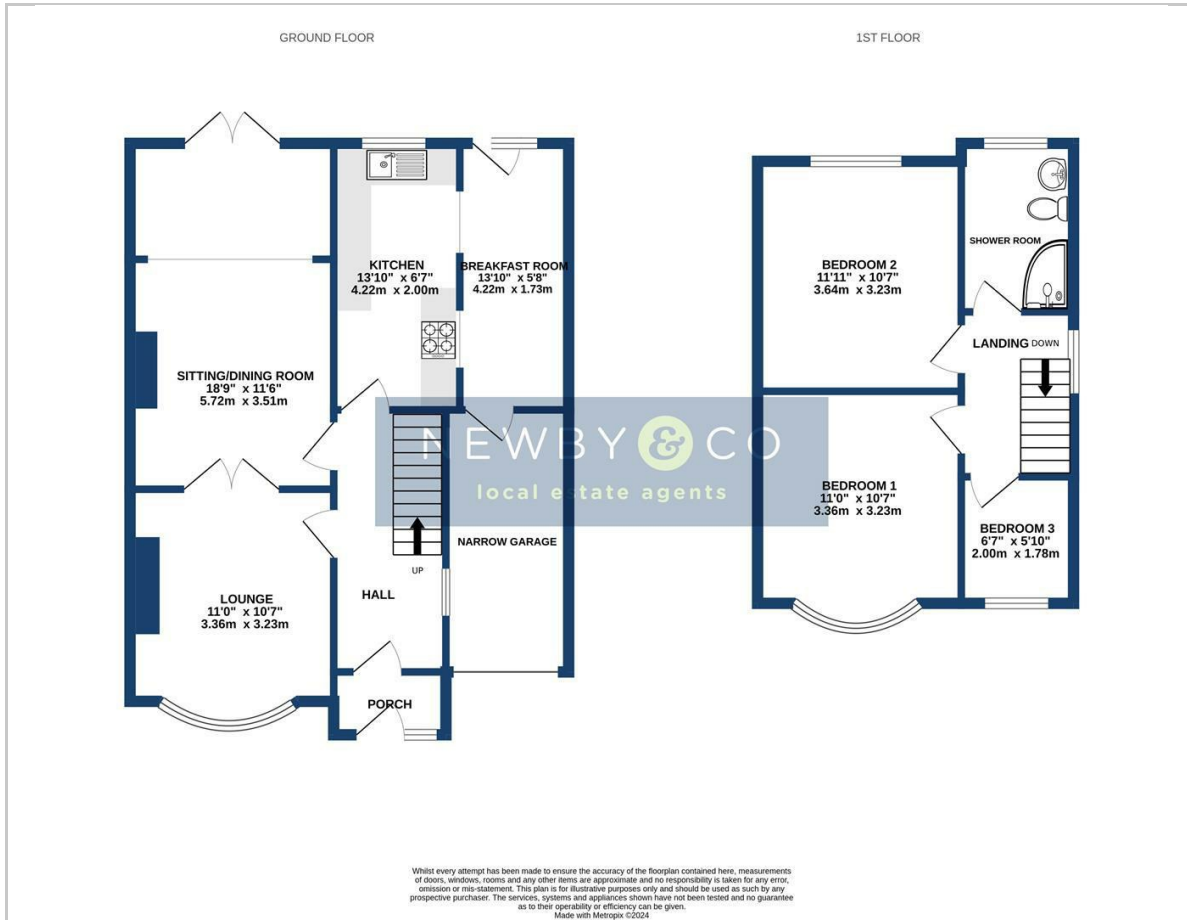
It has a Council Tax Band of C which means a charge of £1976.24 for tax year ending March 2025

Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

For more information regarding school catchment areas please go to www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school



Floor Plan

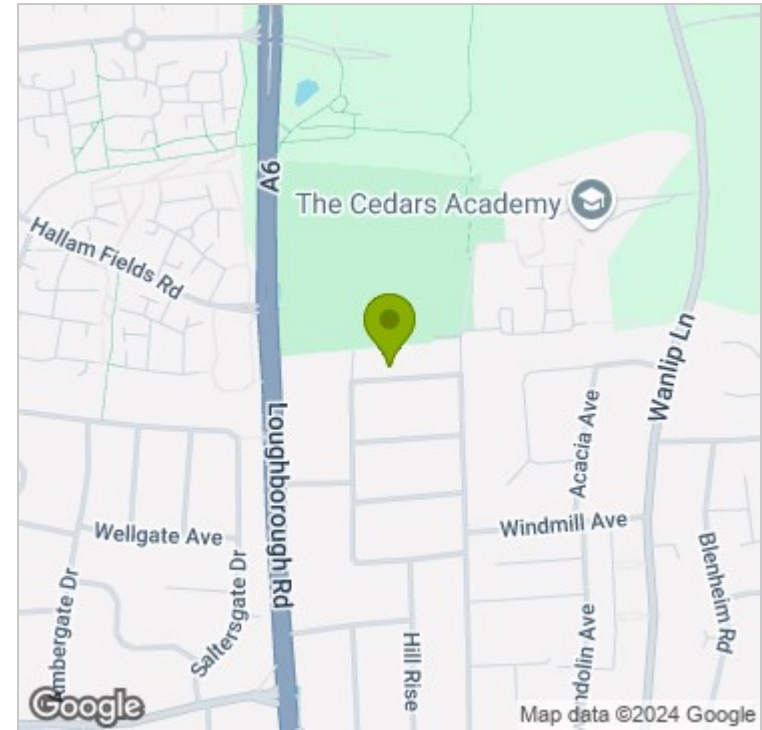


Viewing

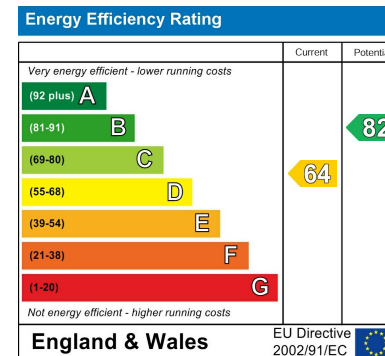
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph



88 Faire Road, Glenfield,
Leics, LE3 8ED
Tel: 0116 2990 990
Email: sales@newbyandco.co.uk
newbyandco.co.uk



NEWBY & CO
local estate agents