



Johnson Road, Birstall, LE4



£425,000

4 2 1

Key Features

- Four Double Bedrooms
- Traditional Semi Detached Home
- Open Plan Modern Fitted Kitchen Diner
- Main Bedroom With En-suite Bathroom
- Popular Residential Location
- Larger Than Normal Rear Garden
- EPC rating D
- Freehold





Boasting a two storey extension to the side as well as a loft conversion, fall in love with this contemporary four double bedroom semi detached home situated within walking distance to local schooling, ideal for growing families. Benefiting from gas central heating, the well proportioned accommodation in more details comprises of an entrance porch and hall, lounge with characterful bay, kitchen diner and rear lobby. Upstairs you will find three double bedroom (one of which benefits from having an en-suite bathroom) and a family bathroom. There is also access to a loft conversion. The plot enjoys off road parking to the front, with a larger than average mainly laid to lawn rear garden. Conveniently located for access to major road, an early viewing is essential to fully appreciate the accommodation on offer.

Accommodation

Front entrance door opens outwards to provide access into the:

Entrance Porch

With a characterful glazed door leading to the:

Entrance Hallway

Presented with carpet flooring, the entrance hallway gives access to the majority of the downstairs accommodation. With a staircase to the first floor, central heating radiator and coving.

Lounge 3.90m x 3.35m

Enjoying light provided by a walk in bay window to the front elevation, the primary reception room offers carpet flooring and a central heating radiator.

Kitchen Diner 2.96m x 6.68m

Fitted with a modern range of wall mounted and base units with complementary work surfaces over, splashbacks and soft closing drawers. Features include a built in 'AEG' oven and 'AEG' grill, hob with 'Zanussi'

hood above, inset 1.5 sink with mixer tap with countertop drainer, integrated dishwasher and fridge freezer and space for washing machine. Affording plenty of room for a table and chairs, there is bi-folding doors to the garden, two rear elevation windows and a side access door leading to the rear hall with a door to the garage and a door to the garden.

Integral Garage 3.67m x 2.27m

With light, power and a door to the front.

First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring and access through to an inner lobby area (originally designed as a box room) which boasts a staircase rising to the loft conversion.

Bedroom One & En-suite 4.62m x 2.19m

A double room offering a window to the front elevation, carpet flooring, neutral decor and spotlighting. A door leads to the modern fitted en-suite comprising a bath with shower over and screen, wash hand basin and WC, with partly tiled walls. There is also an illuminated mirror, part tiled surrounds, rear elevation window and a heated towel rail.

Bedroom Two 4.57m into bay x 3.35m

A second double room enjoying light provided by a walk in bay window to the front elevation, with carpet flooring and a central heating radiator.

Bedroom Three 3.00m x 3.31m

A third double room offering a window to the rear elevation, carpet flooring and a central heating radiator.

Family Bathroom 1.99m x 1.74m

Fitted with a modern three piece suite comprising a bath, wash hand basin with storage beneath and WC, with complementary tiling and a window to the rear elevation window.

Loft Conversion 3.89m x 5.66m

A particular selling feature of the accommodation is the loft conversion creating a fourth bedroom, larger than normal in size and boasting a velux window. With a central heating radiator and carpet flooring.





Outside

Another focal point of the accommodation is the larger than normal rear garden oozing a particularly private feel and is set over multiple levels and lined with a variety of bushes and shrubs. There is also a patio area adjacent to the accommodation providing the perfect space for outdoor sitting and entertaining.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band C. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

Making an Offer

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.



Agents Note

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. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

Referrals

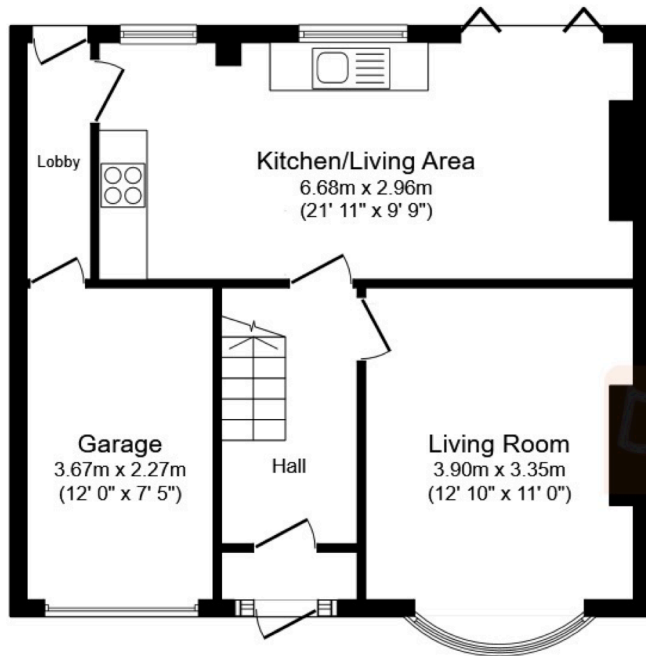
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Benjamin York at Chamelo to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.

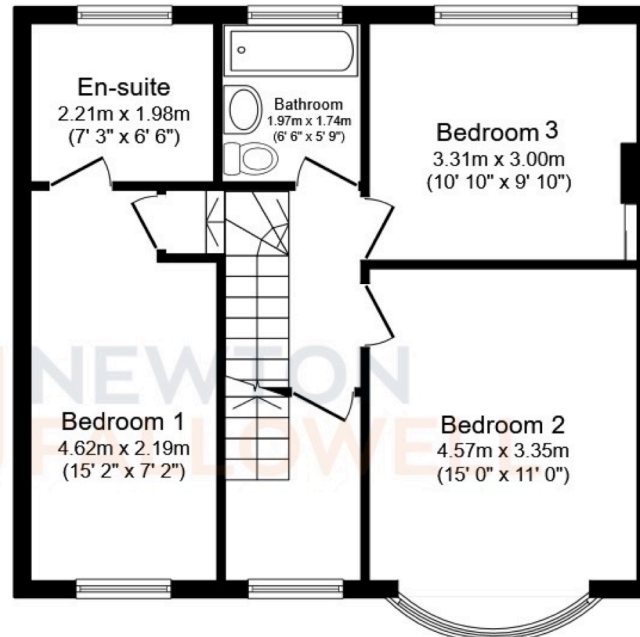






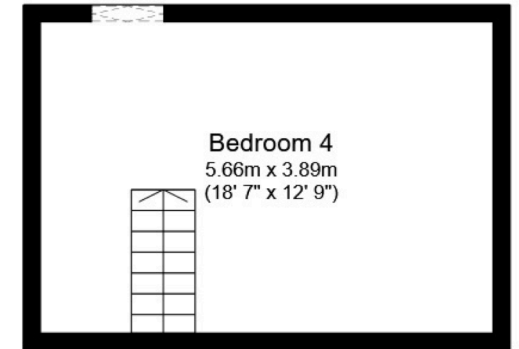
Ground Floor

Floor area 53.7 m² (578 sq.ft.)



First Floor

Floor area 53.9 m² (580 sq.ft.)



Second Floor

Floor area 22.0 m² (237 sq.ft.)

TOTAL: 129.6 m² (1,395 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



 **NEWTON FALLOWELL**

0116 366 5666
lfe@newtonfallowell.co.uk