



Acacia Avenue, Birstall, LE4



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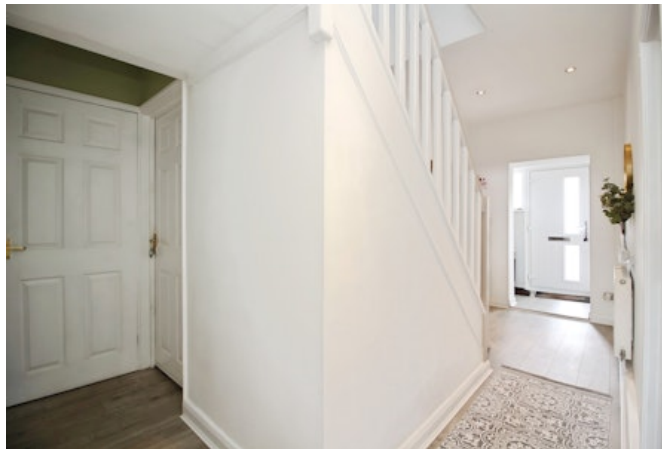


£399,950



## Key Features

- Five/Six Bedrooms
- Extended Semi Detached Home
- Downstairs Shower Room & Upstairs Bathroom
- Open Plan Kitchen Diner & Utility Room
- Popular Residential Location
- Within Walking Distance to Local Schooling
- EPC rating C







**EXTENDED FAMILY HOME!** - Significantly extended to the side and rear, fall in love with this much improved five/six bed roomed property perfect for growing families in search of more space. Benefiting from gas central heating (Boiler Fitted 2024) and double glazing, the accommodation briefly comprises of an entrance hallway, lounge, open plan kitchen diner, utility room, shower room and office/playroom/sixth bedroom. Upstairs you will find five bedrooms and a contemporary fitted bathroom. The plot offers off street parking to the front, access to the integral garage with a sunny lawned garden to the rear. Conveniently located for access to major road links, local schooling and amenities, an internal inspection is essential to fully appreciate the property on offer.

### Ground Floor

A replaced front entrance door opens into the enlarged welcoming entrance hallway giving access to the majority of the accommodation and featuring a staircase rising to the first floor as well as a useful airing cupboard. The lounge is flooded with natural light by a circular bay window, with carpet flooring, built in storage into the alcoves and glazed doors leading through to the open plan kitchen diner fitted with a modern range of wall and base units with complementary work surfaces, matching splashbacks, double sink and drainer, range cooker with fitted hood and space for appliances. There is also a useful utility room providing further storage and space for appliances as well as access to a shower room fitted with a modern three piece suite. Completing the ground floor is the reception room/sixth bedroom with French doors to the garden.

### First Floor

Moving upstairs the property continues in a spacious fashion, with five well proportioned bedrooms to choose from, two of which are comfortable doubles. There is a main family bathroom fitted with a modern

three piece suite comprising a p-shaped bath with screen, wash hand basin and WC, with complementary tiled surrounds and a heated towel rail, giving the property everything it needs for the perfect family dynamic. There is also access to the loft via the landing which boasts boarding, window, light, power and a ladder.

### Outside

Occupying a peaceful location, the plot firstly offering a driveway providing off road parking with access to the integral single garage measuring 5.27m x 2.21m and boasting light, power and an internal door to the house. To the rear is a larger than normal mainly laid to lawn garden with fencing to boundaries. Featuring a paved area adjacent to the accommodation ideal for outdoor sitting and entertaining. There is also a summer house, raised paved area and shed.

### 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.

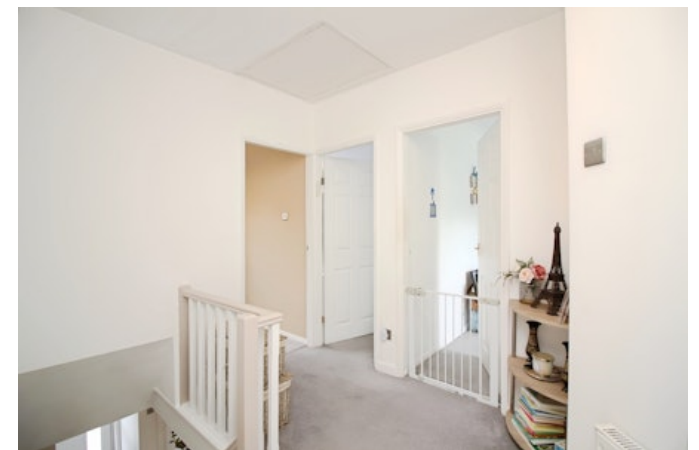
### Referrals

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.



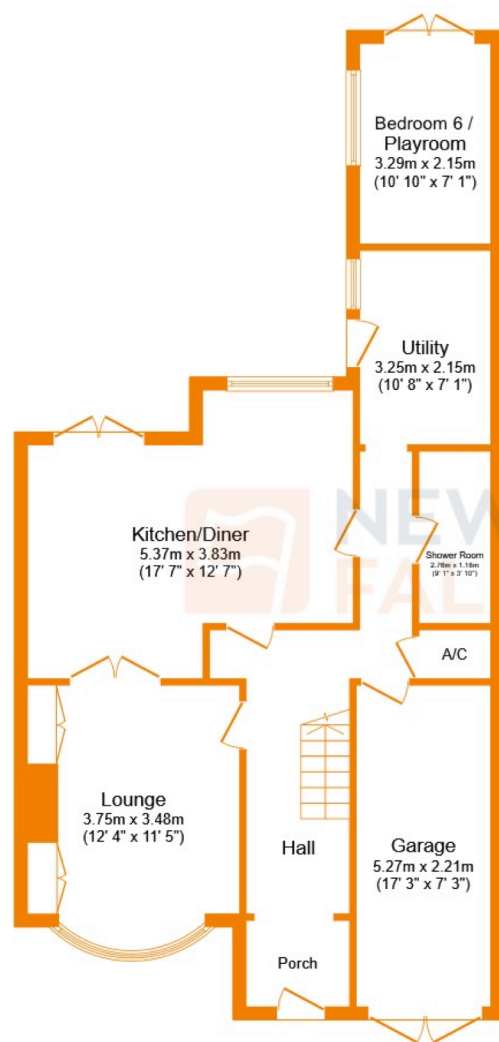
## Free Property Valuations

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

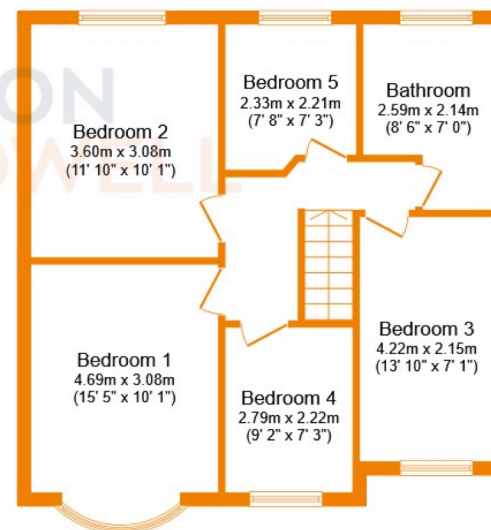








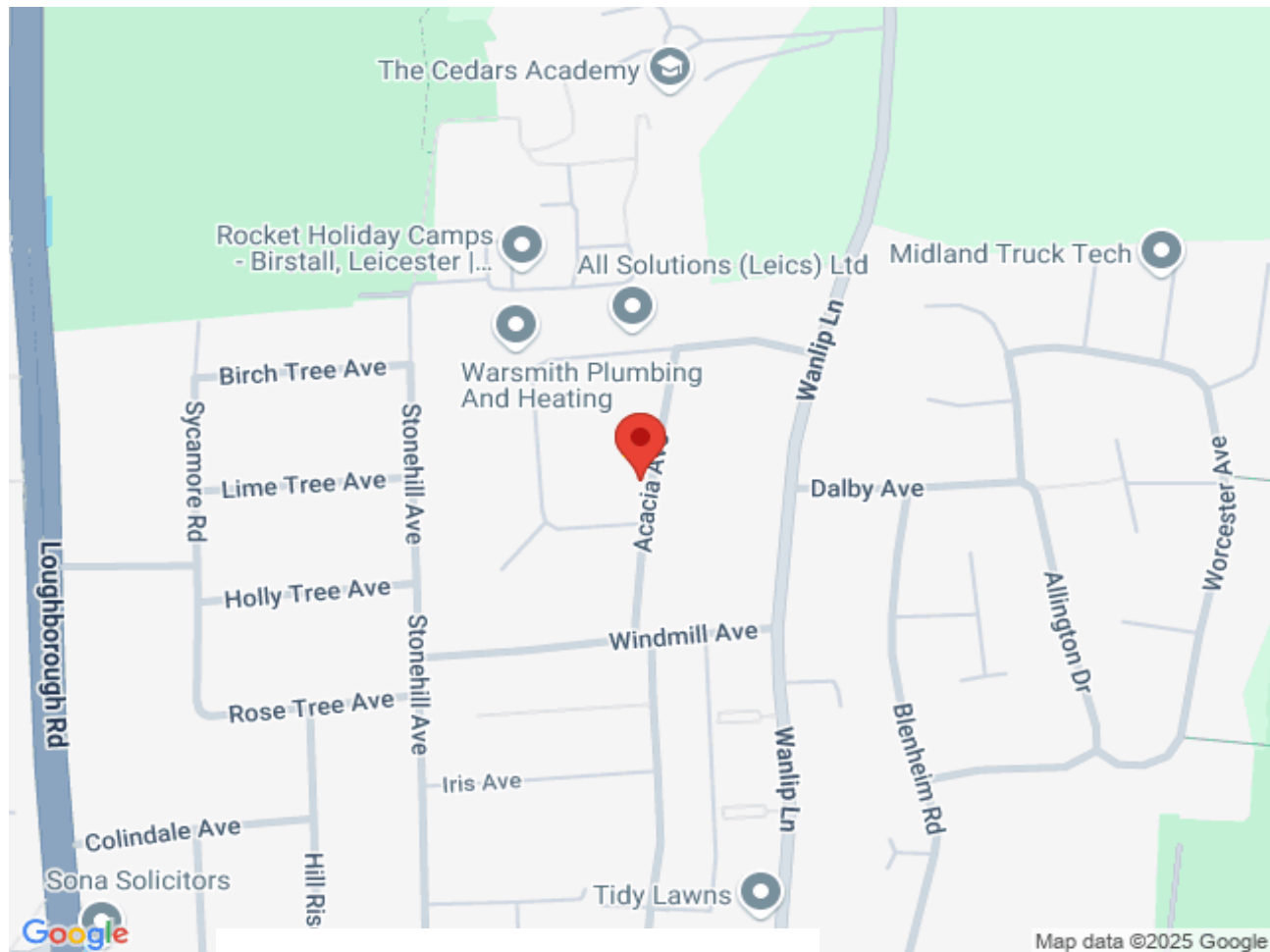
Ground Floor



First Floor

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](http://www.Propertybox.io)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		