

Long Meadow Way, Birstall, LE4

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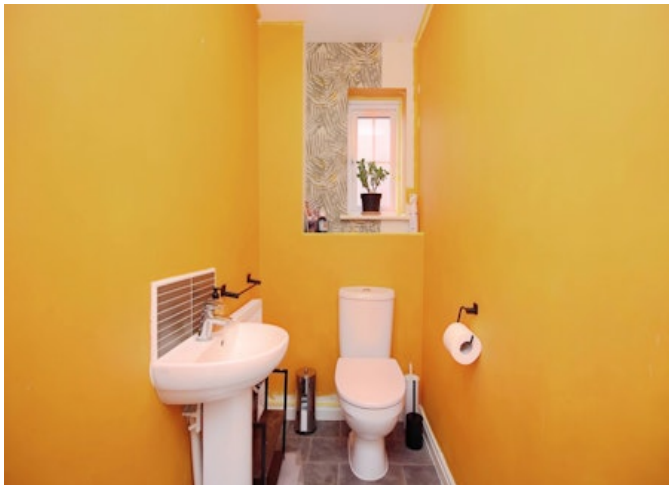
Offers over £335,000



Key Features

- Three/Four Well Proportioned Bedrooms
- Three Storey End Town House Perfect For Families
- Open Plan Kitchen Diner
- Master Bedroom With En-suite
- Off Road Parking & Garage to Rear
- Popular Residential Location
- EPC rating TBC
- Freehold





MODERN FAMILY HOME! - Enjoying the use of a garage and off road parking to the rear, fall in love with this contemporary three/four bedroom town house set over three floors and must be viewed in person to fully appreciate the size and style of the accommodation on offer. Ideally suited to both growing families and professional couples, this home is in an increasingly popular location being conveniently positioned for easy access to the A46 and A6, as well as Leicester City Centre. Benefiting from gas central heating and double glazing throughout, the layout briefly comprises an entrance hall, downstairs WC, study/bedroom and kitchen diner. The first floor offers a full width lounge and double bedroom, whilst to the second floor is the master bedroom with en-suite shower room, further bedroom and bathroom. Occupying a larger than normal plot, there is a split level garden at the rear. An immediate viewing comes highly recommended to avoid disappointment.

Accommodation

Front entrance door opens into the:

Entrance Hall

Presented with carpet flooring, the entrance hall offers a useful storage cupboard, staircase rising to the first floor and a central heating radiator. Doors give access to the downstairs accommodation.

Ground Floor WC

Fitted with a two piece suite comprising a wc and wash hand basin, with an obscure side elevation window and a central heating radiator.

Bedroom/Study

Ideal for use as a home office, bedroom or snug, there is a window to the front elevation, central heating

radiator and carpet flooring.

Kitchen Diner

The full width kitchen diner is fitted with a range of wall mounted and base units with complementary work surfaces over and tiled splashbacks. Features include a built in double oven, hob with fitted extractor hood above, integrated dishwasher, wall mounted central heating Glow-worm boiler, built in fridge freezer and inset 1.5 sink and drainer unit. Affording plenty of space for a dining table and chairs, there is a central heating radiator, rear elevation window, tiled flooring and French doors to the garden.

First Floor Landing

Giving access to the lounge and bedroom, with carpet flooring, central heating radiator, front elevation window and a staircase rising to the second floor.

Lounge

With carpet flooring and offers two windows to the rear elevation. There is also a feature wall and a central heating radiator.

Bedroom Three

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

Second Floor Landing

Giving access to the bedrooms and bathroom.

Master Bedroom

A double room offering two windows overlooking the rear elevation. With a central heating radiator, carpet flooring and built in wardrobes. Doors lead to the:

En-suite Shower Room

Fitted with a three piece suite comprising a corner shower cubicle, low level wc and wash hand basin, with complementary tiling. There is also an extractor fan.

Bedroom Two

Another practical bedroom offering two windows to the front elevation, carpet flooring, central heating radiator and a built in wardrobe.





Bathroom

Fitted with a three piece suite comprising a bath with shower attachment and screen, wash hand basin and wc, with complementary tiling. With an obscure side elevation window and an extractor fan.

Outside

The property offers a low maintenance front garden with a paved pathway leading to the front entrance door. To the rear is a larger than normal split level garden with a raised patio area adjacent to the accommodation perfect for outdoor sitting with steps leading down to the lawn area. The property also offers parking and a garage in the behind block which can be easily accessed via a gate at the back of the garden.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charwood - Tax Band D. 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.

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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

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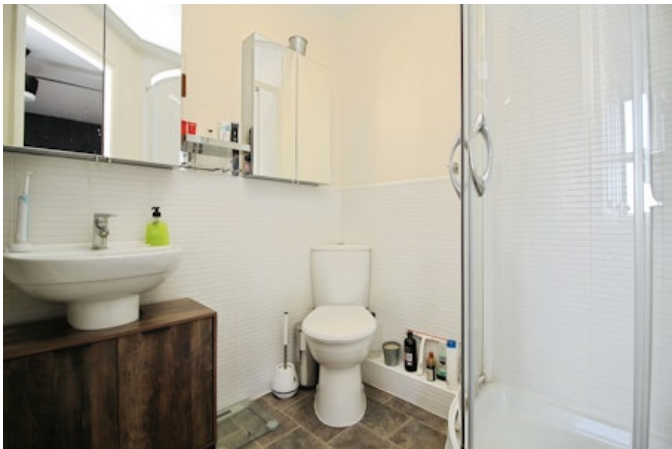
Referrals

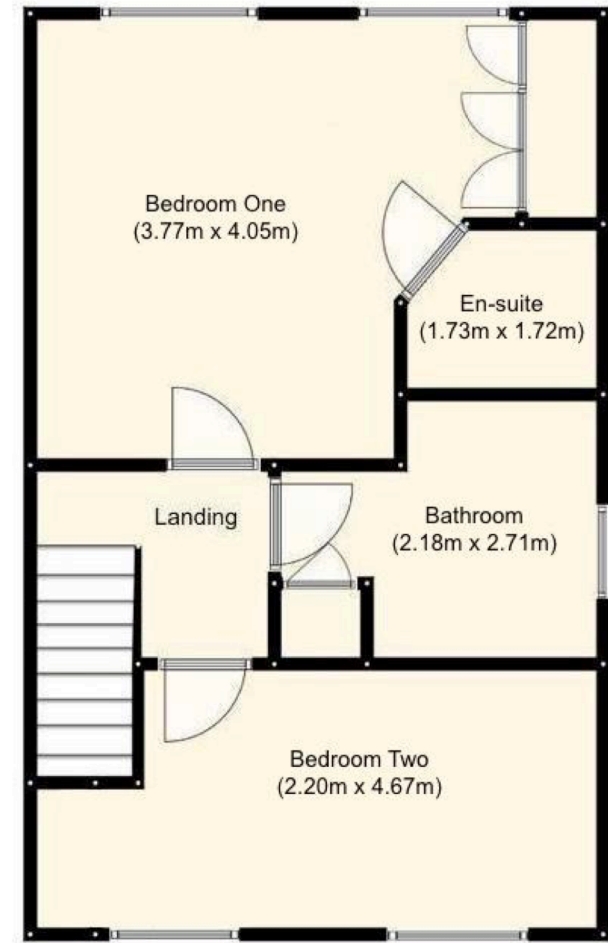
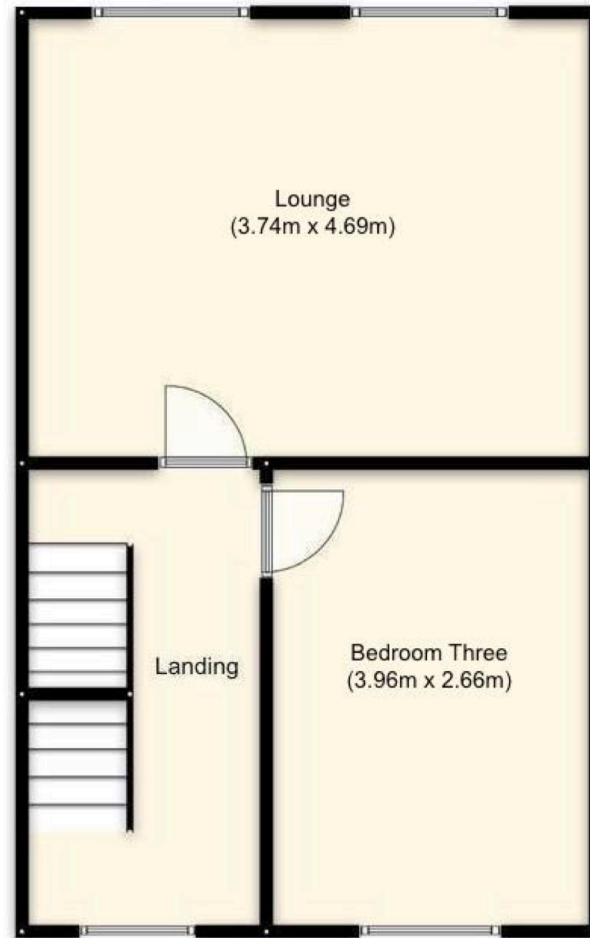
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If you have a house to sell then we would love to provide you with a free no obligation valuation.









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