



Moorgate Avenue, Birstall, LE4



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£360,000



## Key Features

- Two Double Bedrooms
- Extended Detached Bungalow
- Sought After Location
- Driveway & Garage
- Available With No Upward Chain
- Ideal For Those Downsizing
- EPC rating TBC
- Freehold







Offering a contemporary interior and full width extension to the rear, this traditional bay fronted detached bungalow occupies a desirable plot with parking to the front, garage and a particularly private laid to lawn landscaped garden at the rear. Benefiting from gas central heating and double glazing, the accommodation includes an entrance porch and hall, enlarged lounge and enlarged kitchen diner, two double bedrooms both with built in wardrobes and a contemporary shower room with a three piece suite. Situated in a sought after location, an internal viewing is essential to truly appreciate the size and the further potential the accommodation offers.

### Welcome to your new home

Upon entering the property, you step into a welcoming porch, complete with a charming original door that opens into the L-shaped entrance hall. This central hallway provides access to all internal accommodation and also offers access to the loft. The extended reception room is presented with carpeted flooring and features sliding doors that open out to the rear garden. A particular highlight of the bungalow is the modern kitchen, fitted with a sleek range of high-gloss white wall and base units. It includes an integrated oven, five-ring gas hob with overhead extractor hood, a breakfast bar, roll-top work surfaces, part-tiled splashbacks, tiled flooring, and space for additional appliances, offering both style and functionality.

Located to the front of the property are two well-proportioned double bedrooms, both benefiting from built-in wardrobes and characterful bay windows, adding charm and natural light. Completing the layout is a shower room, fitted with a modern three piece suite.

### Outside

The rear garden is a larger than normal and versatile space, primarily laid to lawn and featuring established shrubbery. A paved patio to the rear provides an ideal spot for outdoor dining or entertaining, complemented

by a smaller, separate paved seating area. The garden also benefits from a single garage, one integrated outhouse, and two wooden-framed storage sheds. A set of double gates to the side offers both privacy and security, while also allowing convenient access to the front of the property.

To the front, there is off road parking for three cars.

### Location

Birstall is a sought-after village located approximately two miles north of Leicester city centre, offering excellent access to the city's professional quarters, main shopping areas, and the mainline railway station, which provides direct trains to London St Pancras in just over an hour.

The village itself boasts a wide range of local amenities, including shops, a Parish Church, well-regarded pubs and restaurants, and local schools. Birstall also enjoys convenient access to the A46 Western Bypass, linking easily to the M1 and M69 motorway networks, as well as the popular Fosse Retail Park.

### 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

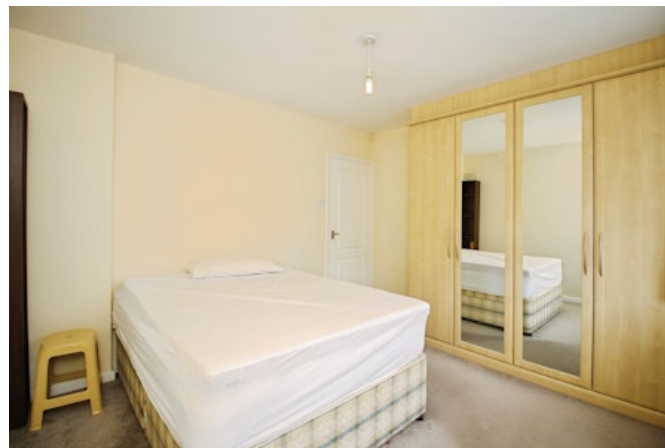
Viewings are strictly by appointment only.

### Need Independent Mortgage Advice?

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adviser, please contact our office.

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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 MAB to help with finances, we may receive a

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### Free Property Valuations

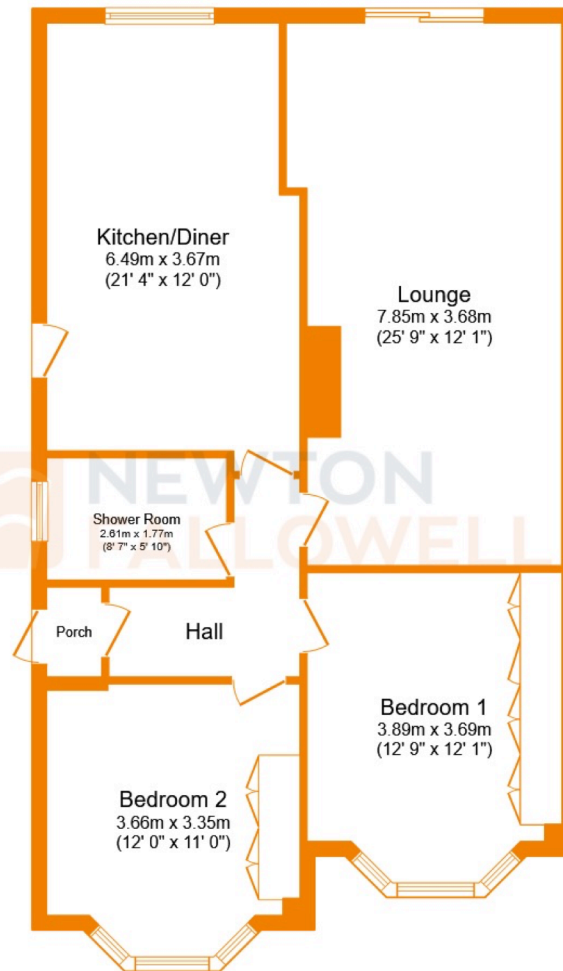
If you have a house to sell then we would love to provide you with a free no obligation valuation.











Floor Plan

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)



