



Nine Riggs Square, Birstall, LE4

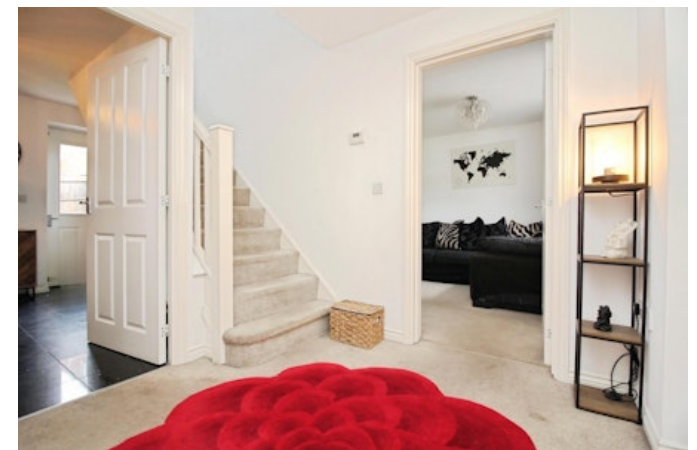
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£359,950



Key Features

- Four Bedrooms (Master With En-suite)
- Popular Residential Location
- Link-Detached Family Home
- Garage & Driveway to Rear
- Open Plan Dining/Kitchen/Living Room & Utility
- Ideally Located For Major Road Links
- EPC rating TBC
- Freehold





Occupying a prominent corner position, walk in and be surprised by this modern four bedroom home perfect for growing families. Benefiting from gas central heating and double glazing throughout, the layout includes an entrance hall, downstairs WC, lounge, living kitchen diner and utility room. The first floor offers three double bedrooms (master with en-suite), further single bedroom and family bathroom. The plot enjoys a driveway and garage as well as enclosed lawned gardens to the rear. 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 and therefore an early viewing is highly recommended.

Ground Floor

Upon entering the home, you are welcomed into a bright entrance hall, featuring a staircase rising to the first floor, a useful storage cupboard, and a guest WC. The main reception room is decorated in neutral tones and benefits from a window to the front elevation and French doors opening out to the rear garden, creating a light and airy space.

A standout feature of this home is the open-plan living kitchen diner, ideal for family life and perfect for entertaining. The kitchen area is fitted with a range of wall and base units with complementary roll-edge worktops, a 'Hisense' oven and hob with extractor hood, 1.5 sink and drainer with mixer tap, and space for a fridge freezer. The space is enhanced by dual-aspect glazing and stylish Quartz-effect tiled flooring, while a separate utility room provides further storage and space for appliances.

First Floor

Moving upstairs, the property offers four bedrooms, including three generous doubles. The fourth bedroom is currently used as a walk-in wardrobe, showcasing the flexibility of the space. The master bedroom benefits from a private en-suite, fitted with a modern

three-piece suite comprising a shower cubicle, wash basin, and WC. A well-appointed family bathroom with a three-piece suite serves the remaining rooms, while the landing provides access to a useful storage cupboard and loft space with a ladder, boarding and insulation.

Outside

Occupying a prominent corner position, the property benefits from a lawned rear garden, fully enclosed by brick walls and fencing, offering both privacy and security. Gated access leads to a private driveway, which in turn gives access to the attached garage measuring approximately 2.82m x 6.63m. The garage is equipped with light and power, and features doors to both the front and rear, adding convenience and functionality. There is also gated access to the front of the home via the garden.

Location

Nine Riggs Square is located on the outskirts of Birstall, a sought-after village just north of Leicester, offering a fantastic balance of quiet residential living and easy access to amenities. The area is well-served by local shops, supermarkets, cafés, and highly regarded schools, making it ideal for families and professionals alike. Excellent transport links connect you to Leicester city centre, the A6, and surrounding towns, while regular bus routes add to the convenience. Nearby green spaces and countryside walks provide great leisure opportunities, all within a friendly and well-established community setting.

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. PLEASE NOTE: There is a charge for the maintenance of the development.

Viewing Arrangements

Viewings are strictly by appointment only.

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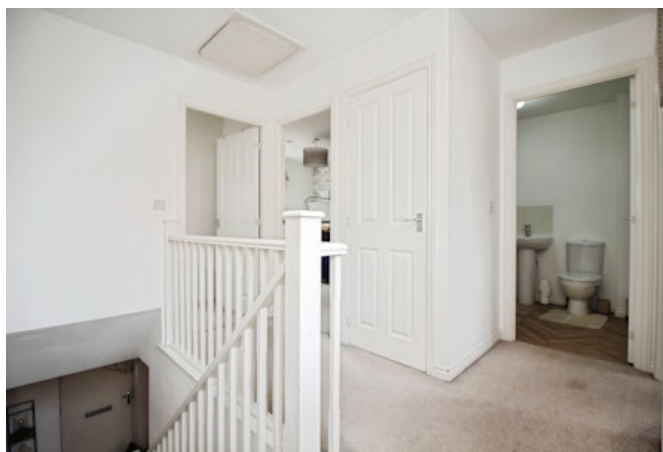
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Referrals

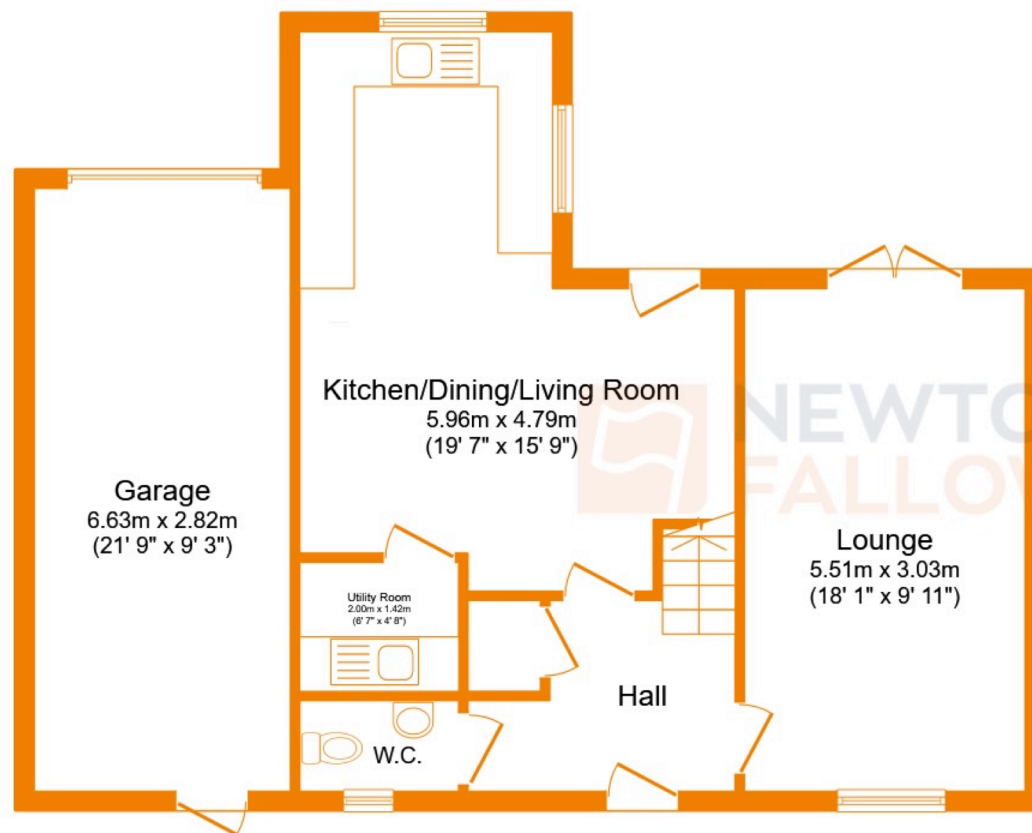
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Ground Floor



First Floor



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