



Allington Drive, Birstall, LE4



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£325,000

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#### Key Features

- Three well proportioned bedrooms, both with built in wardrobes
- Extended semi detached family home
- Larger than normal corner plot with amazing potential for extension subject to consent
- Driveway and single garage
- Modern fitted kitchen and shower room
- Highly desirable location, within walking distance to schooling & Watermead country park
- EPC rating TBC
- Freehold





**DREAM FAMILY HOME!** - Having been occupied by the same owners since built, fall in love with this traditional and much improved three bedroom semi detached home situated within close proximity to Watermead Country Park, variety of amenities and local schooling, making this an ideal family home. Benefiting from gas central heating, the extended and well proportioned accommodation includes an entrance porch and hall, lounge through to the dining area, modern kitchen, formal dining room extension and utility/rear lobby. Upstairs you will find three bedrooms all with built in wardrobes and a contemporary shower room. The larger than normal plot allows for off street parking to the front, with a single garage and rear garden. Offering the potential for extensions to the side and rear (subject to necessary planning), an early viewing is strongly recommended to avoid disappointment.

### Welcome to your new home

On entering the property, you are welcomed into a bright entrance porch with a useful cloak cupboard and a glazed door leading through to the main hall, where a staircase rises to the first floor. A door opens into the reception room, which features wood-effect flooring and is arranged around a feature electric stove, creating a cosy focal point. Open access leads through to additional living space, ideal for a further sitting area or dining.

A particular highlight of the home is the kitchen, fitted with a range of wall and base units with complementary work surfaces. Appliances include a built-in oven, hob with extractor hood above, sink and drainer, along with a built-in cupboard providing space for an additional appliance. A door leads through to the dining room extension, which is flooded with natural light thanks to dual-aspect glazing.

Completing the ground floor is a practical utility room with a door providing access to the garden.



### Moving upstairs

To the first floor are three well-proportioned bedrooms, two of which are comfortable doubles. All three bedrooms benefit from built-in storage, providing practical and efficient use of space. Completing the accommodation is a contemporary shower room, fitted with a modern three-piece suite comprising a shower cubicle, wash hand basin and WC.

### Outside

Another focal point of the home is the larger than normal plot firstly offering a driveway providing off road parking and giving access to the single attached garage measuring 5.46m x 3.34m, with light, power and a central heating boiler. Gated access leads through to the mainly laid to lawn garden, offering lots of space for growing families to enjoy. Oozing a particularly private feel, there is a decking area adjacent to the home, perfect for outdoor sitting and entertaining.

### Location

Birstall is a well-serviced village situated on the northern outskirts of the city, offering an excellent range of local shopping amenities and schooling for all age groups. The nearby A6 provides swift access to both Loughborough and Leicester city centre, while the A46 to the north offers convenient links to the M1 motorway.

### 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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you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

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"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

### Agents Note

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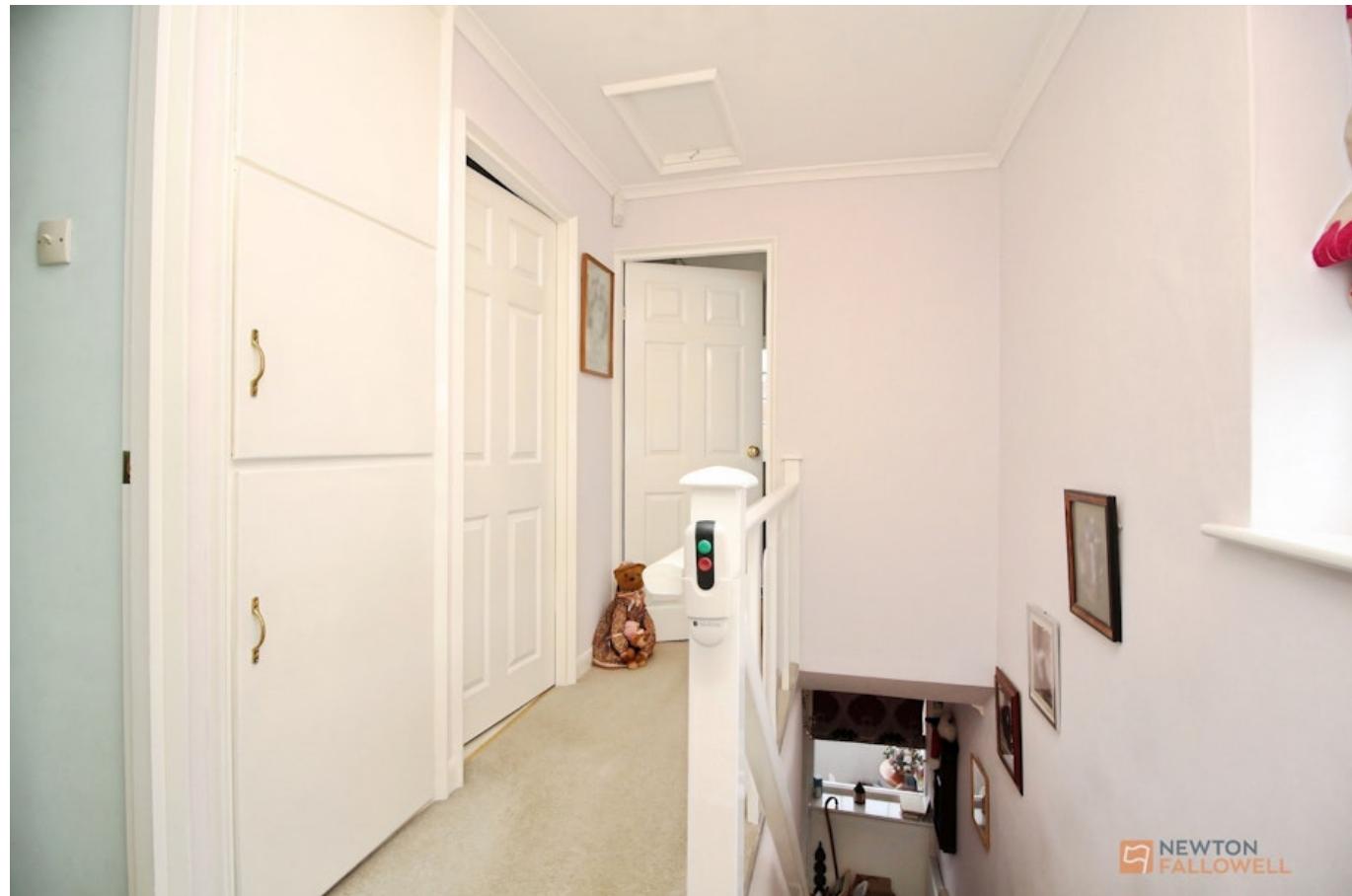
### Referrals

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 MAB to help with finances, we may receive a referral fee if you take

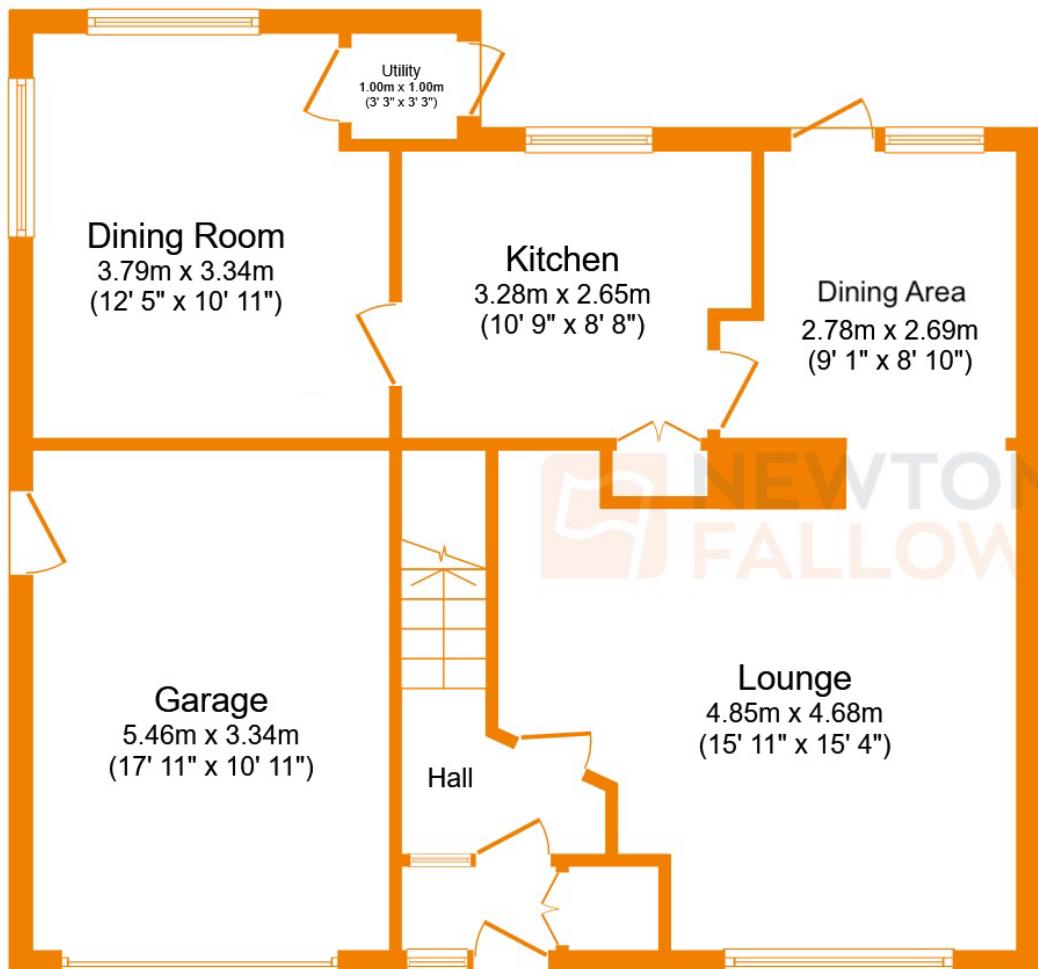
out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we 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

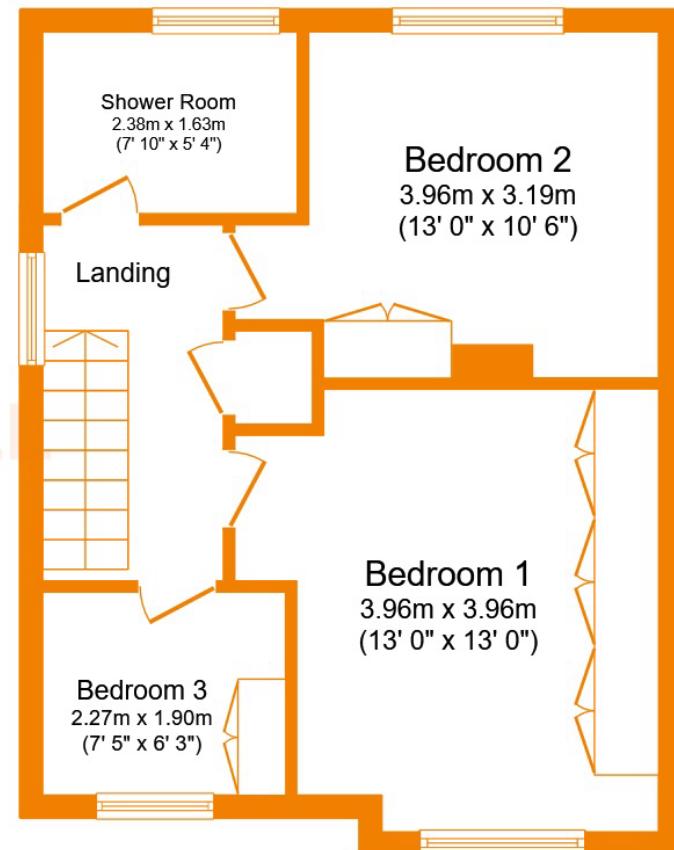
If you have a house to sell then we would love to provide you with a free no obligation valuation.





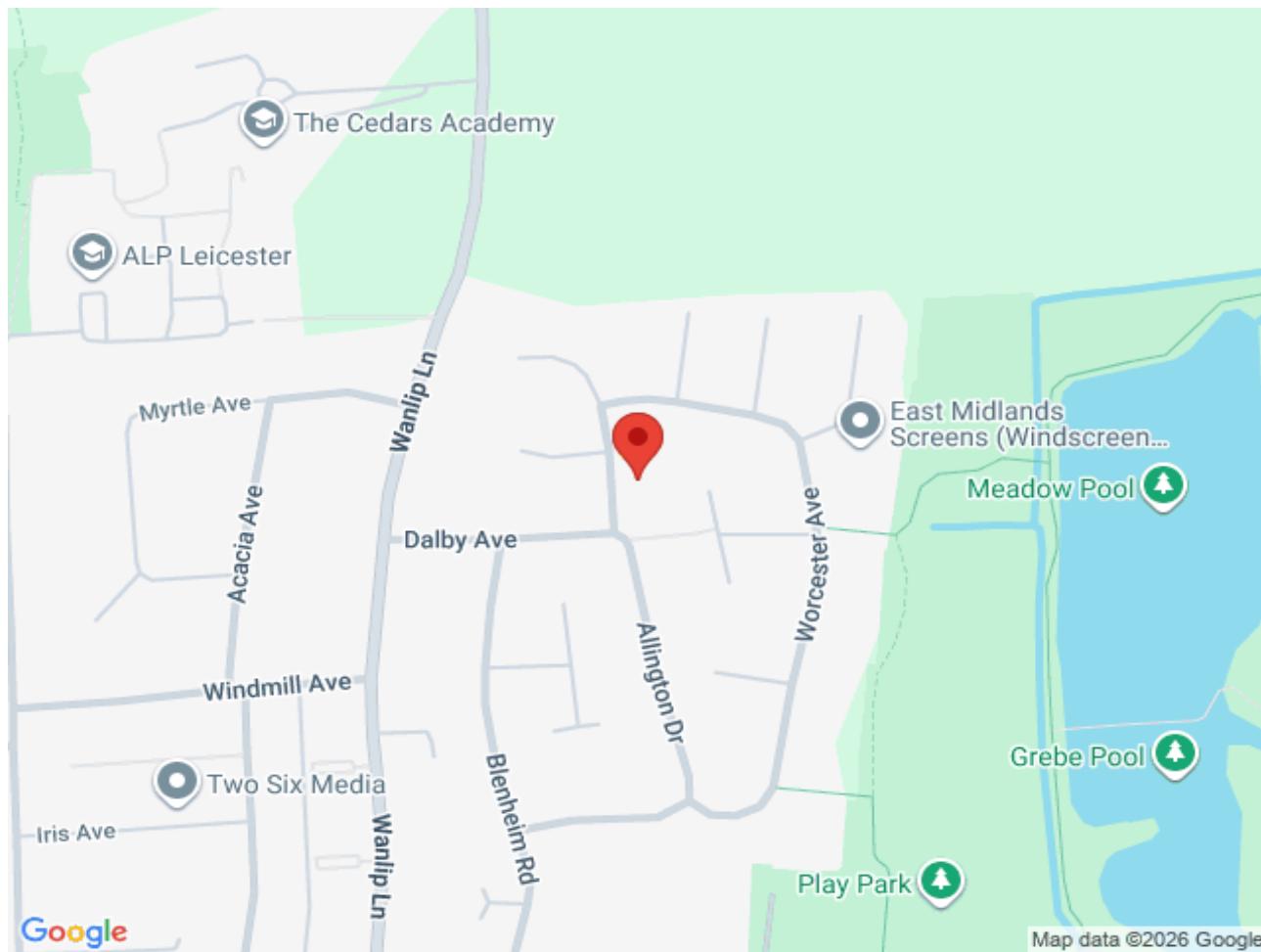


Ground Floor



First Floor

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