



PRICE GUIDE £305,000
NEWTON DRIVE, BIRSTALL, LEICESTER





Rezide is pleased to present this three-bedroom semi-detached home, located in the highly sought-after village of Birstall in North Leicestershire. Situated on a generous plot, this property offers ample parking for multiple vehicles at the front and a beautifully landscaped garden at the rear. The home is just a stone's throw from Birstall Nature Reserve and Watermead Country Park, offering beautiful lakeside walks, yet remains within close commuting distance to Leicester city centre and excellent transport links.



Approaching this home from Newton Drive, you'll notice its prime position at the end of a quiet cul-de-sac, set back from the road with a spacious driveway. Entering through a UPVC glazed door into the entrance hallway, you'll find stairs rising to the first floor and a glazed timber door leading to the living room. This bright and airy lounge features a bay window to the front aspect and an opening to the formal dining space at the rear. The dining area provides further access to the kitchen and garden room.

The kitchen is fitted with a range of wall and base-level storage units, laminate work surfaces, a stainless steel sink and drainer unit, space and plumbing for a washing machine, and an integrated hob. The kitchen offers a beautiful view of the rear garden and includes a side door for external access.







On the first floor, the bright and airy landing allows access to all upstairs accommodation, including the re-fitted shower room. The shower room features a concealed system WC, vanity wash basin, a walk-in open shower with tiling to sensitive areas, and vinyl flooring. All three bedrooms are generous double-sized rooms, benefiting from the home's extension. Each bedroom includes fitted storage wardrobes and offers views to the front or rear respectively.





Externally, this home benefits from parking at the front and access to a garage with plenty of space for storage, light, and power. There is side access from the front to the back, leading to the landscaped garden, which comprises a laid lawn with mature planted borders and a generous patio and deck area at the rear. Just a short walk away, you'll find access to Birstall Nature Reserve and Watermead Country Park, perfect for family walks and enjoying the natural beauty of the lakes and surrounding countryside.

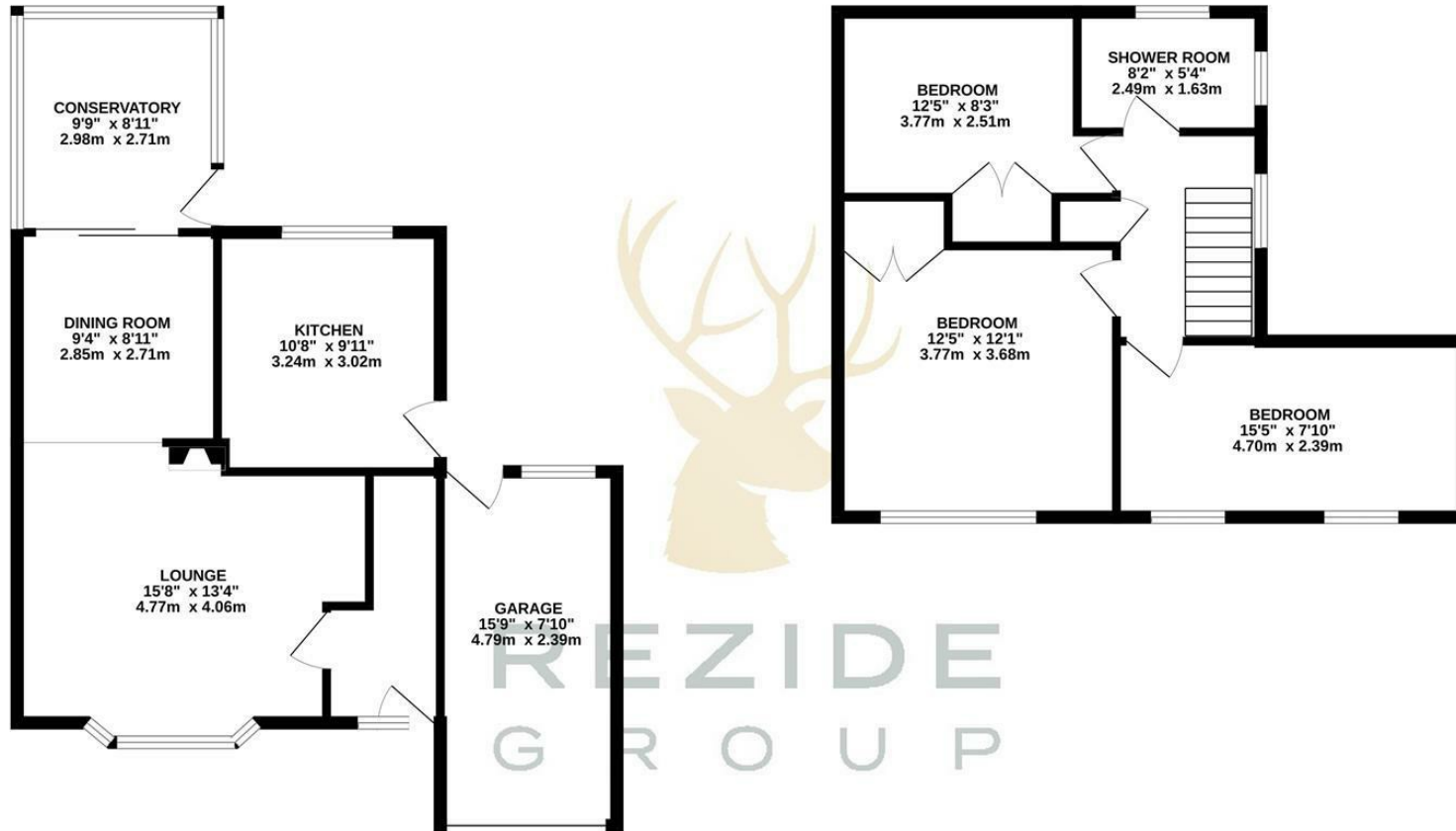




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PLOT PLAN FOR GUIDANCE ONLY



TOTAL FLOOR AREA : 1119 sq.ft. (104.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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