



**LOUGHBOROUGH ROAD, BIRSTALL**

ASKING PRICE: £ 425,000





446

Welcome to this generously proportioned 3-bedroom detached home on Loughborough Road in Birstall. Brimming with character and potential, this charming property showcases a wealth of history, including original parquet flooring and quarry tiles that have been lovingly restored by the current owners. Additionally, this home boasts beautiful stained glass windows, setting the tone for the unique charm that awaits inside.





Constructed in the early 1930s and set within a generous plot, this delightful family home boasts breathtaking, open views across parkland at the front and ample space for potential expansion to the side and rear. Situated away from the road, the property is approached via a spacious driveway and a lawned front garden, offering plenty of off-road parking for multiple vehicles. As you approach, you're greeted by a welcoming entrance porch framed by charming original stained-glass windows and featuring the original doorbell. From here, you are lead into a spacious hallway that showcases the original parquet flooring and a staircase to the left.

To the right, the first reception room awaits, a comfortable space enriched by a large bay window that floods the room with natural light and creates a sense of space. The addition of a warming log burner enhances the inviting atmosphere, making it an ideal spot for family gatherings.







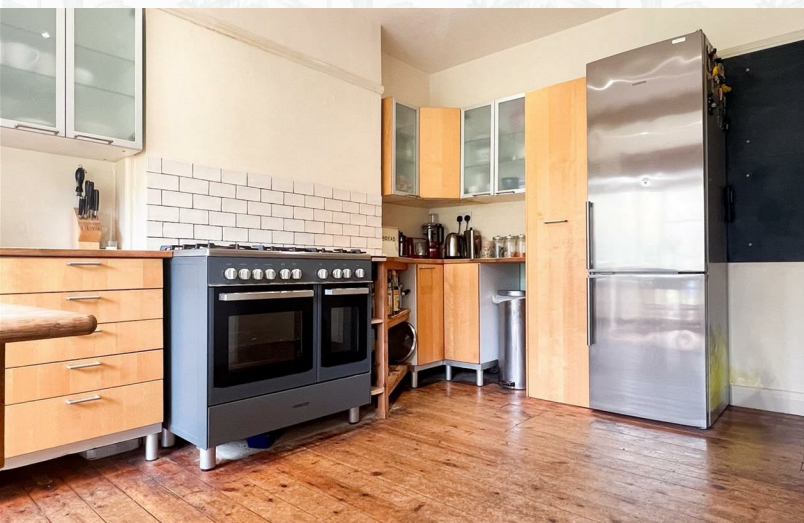
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Moving through the home, the generously sized kitchen/diner is positioned at the rear, where a large window provides an abundance of natural light and beautiful views over the rear garden. The kitchen is equipped with a double Kenwood oven, gas hob, plenty of surface area, and a traditional Belfast sink. There is ample space for a dining table, making it the perfect setting for family meals or entertaining guests. Adjacent to the kitchen is a handy utility room that features quarry tiles with a pantry, extra storage, a washing up station, and access to the single garage, which also offers an external door leading to the rear garden. The garden is especially breathtaking during the spring and summer months, when a diverse array of plants thrive across the grounds. Towards the back of the garden, beyond the apple trees, lies a vibrant bed of wildflowers that, when in full bloom, create a stunning, colorful display. In addition, there is a nature pond that







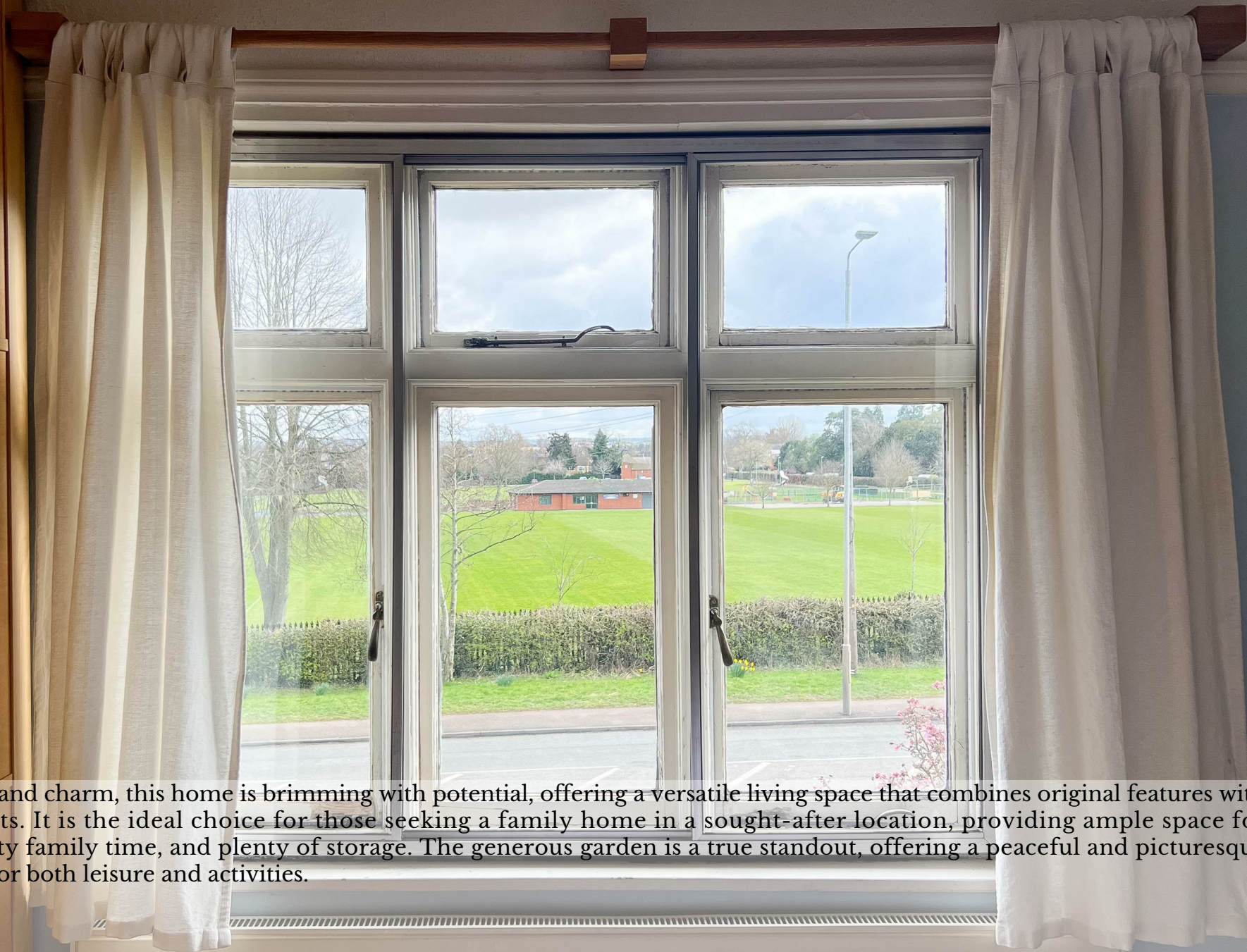
attracts local wildlife, adding to the garden's natural charm. Beyond the utility room, a Lean To provides additional storage, while a traditional W.C. completes the space.

Upstairs, the spacious landing leads to a well-appointed family bathroom, featuring a large bath and separate double shower. The master bedroom is generously sized, offering ample room for wardrobes, while the second double bedroom includes convenient alcoves perfect for additional storage and views of the rear garden. The third single bedroom, previously used as a nursery and home office, offers flexibility in its use. The loft presents further potential for expansion, should you wish to explore the possibility of extending the space.









Full of character and charm, this home is brimming with potential, offering a versatile living space that combines original features with modern comforts. It is the ideal choice for those seeking a family home in a sought-after location, providing ample space for relaxation, quality family time, and plenty of storage. The generous garden is a true standout, offering a peaceful and picturesque outdoor retreat for both leisure and activities.







Birstall is ideally located just outside Leicester, at the junction of the inner ring road and the A6, offering excellent access to the city center, as well as Loughborough, Melton Mowbray, and East Midlands International Airport. For those who enjoy the outdoors, the nearby Charnwood Forest provides scenic country walks, while golf courses offer leisure options. The A46 Western By-Pass connects Birstall directly to Junction 21 of the M1/M69 motorway network. Additionally, the Fosse Park and Meridian shopping centers are just a short distance away. Birstall itself boasts a wide range of amenities, including shops, schools, and convenient bus routes.

To arrange your viewing, contact us today!



*Loughborough Road, Birstall*



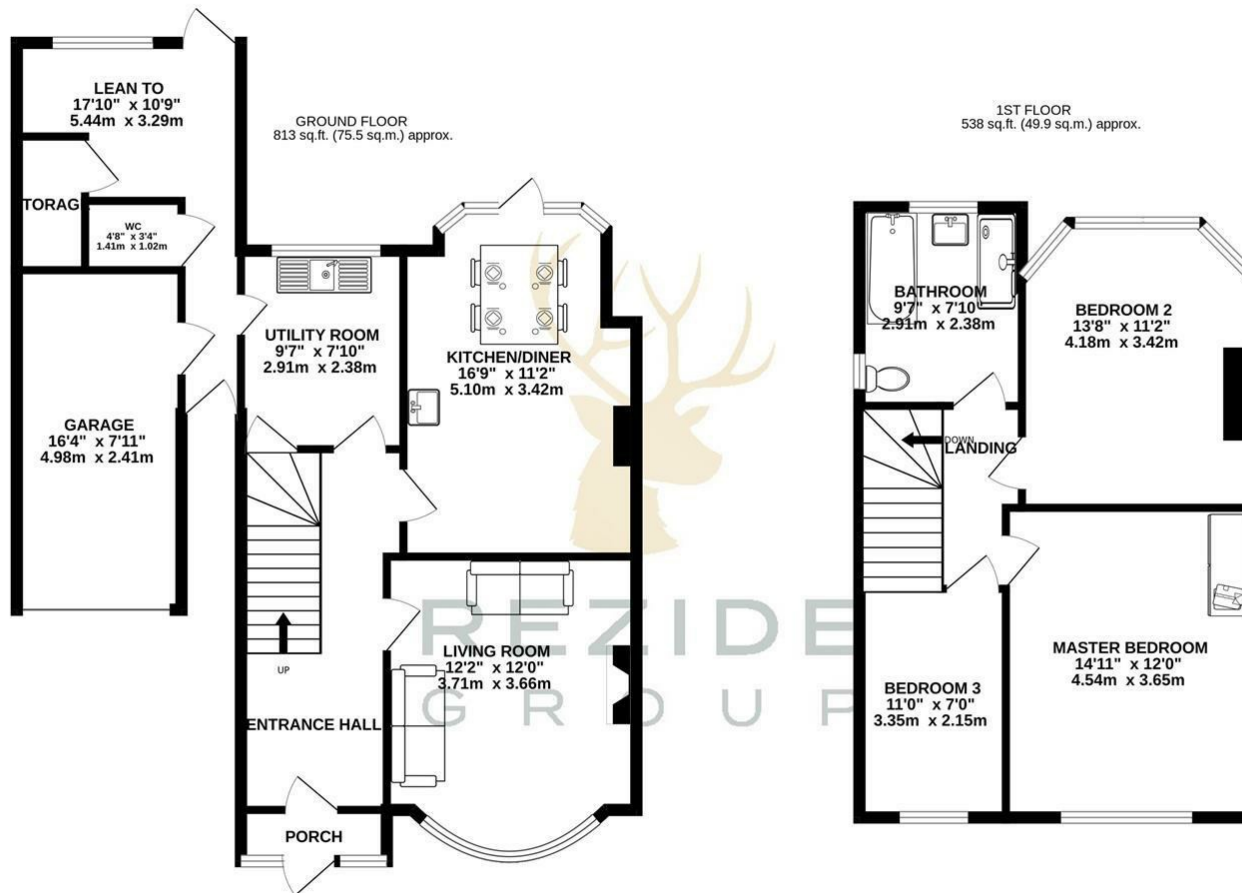
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# KEY FEATURES:

- Original Features
- Parquet Flooring & Quarry Tiles
- Bay Fronted & Feature Bay at the Rear
- Feature Stained Glass Windows
- Log Burner
- Potential for Loft Conversion
- Development Potential
- Garage + Driveway



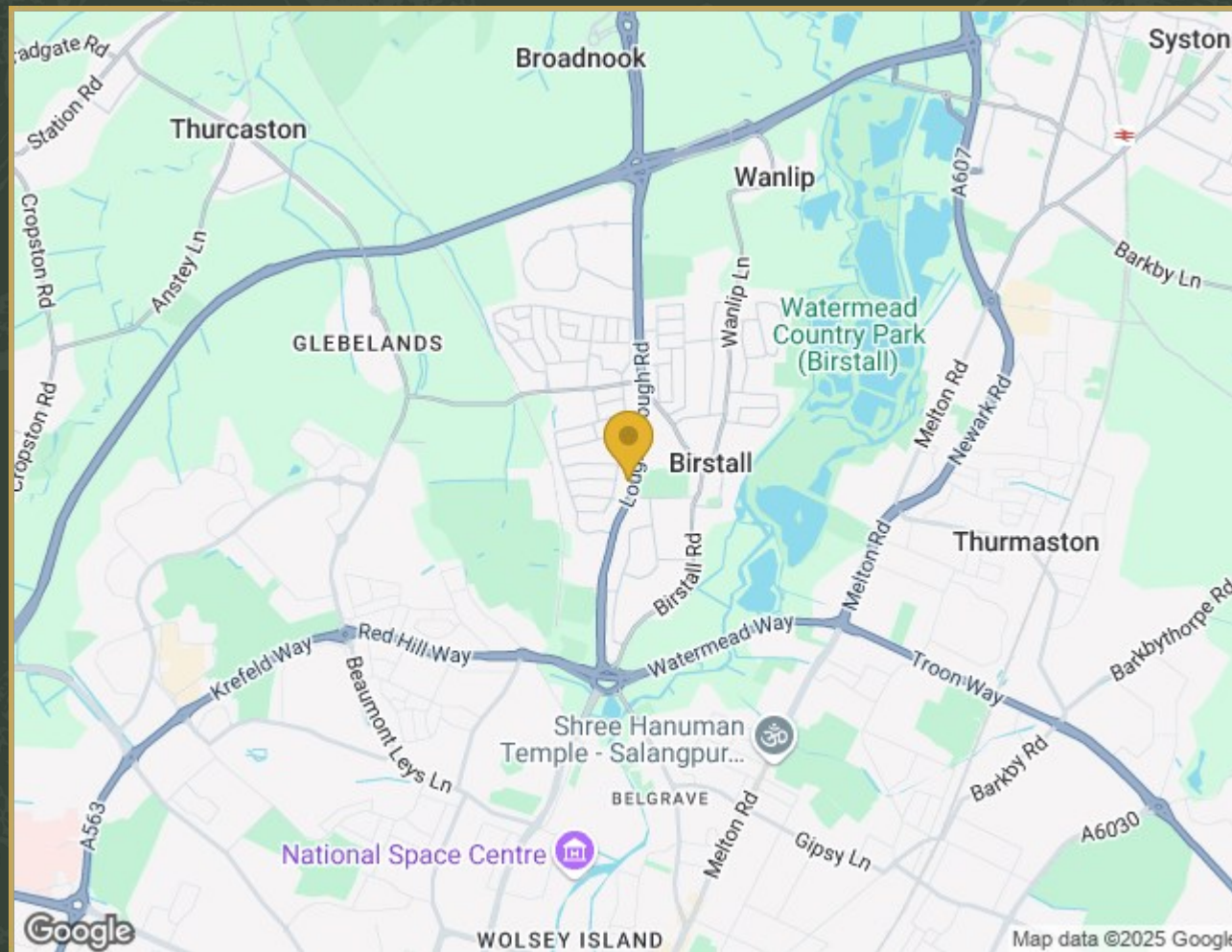
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		85		(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D	60			(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	



# Property Location



446 Loughborough Road, Birstall, LE4 3EE



