



- THREE BEDROOM DETACHED HOUSE
- PLEASANT SETTING OFF PARK ROAD
- IDEAL FAMILY HOME
- HIGHLY SOUGHT AFTER LOCATION

- OFF ROAD PARKING AND GARAGE
- GROUND FLOOR WC
- IDEAL ACCESS TO LOUGHBOROUGH AND LEICESTER
- COUNCIL TAX BAND - D

Asking price £299,950

<https://www.judgeestateagents.co.uk>



This well appointed three bedroom detached house is tucked away on a no through road situated off Park Road, an exclusive part of the village, and enjoys a peaceful and quiet location. The property is within easy walking distance of the village centre and in brief internally benefits from an Entrance Porch, Entrance Hall, WC, Living Room through to the Dining Room, Kitchen, Lean to from the rear and from the First Floor Landing there are Three Bedrooms and a Bathroom. From the rear there is a well established and maintained garden and from the front there is off road parking that leads to the Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE PORCH

Having a door that leads to:

ENTRANCE HALL

There are stairs leading to the first floor landing, under stairs cupboard and doors to:

WC

Comprising a low level WC, Wash hand basin and a Window to the front aspect.

LIVING ROOM

17'3 x 12'3 (5.26m x 3.73m)

Benefiting from a bay fronted window, radiator, power points, TV point, fire and an access through to:

DINING ROOM

10' x 9'8 (3.05m x 2.95m)

Having a radiator, power points, door to the Kitchen, Window and door to:

LEAN TO

Having windows to the rear aspect and power points.

KITCHEN

11' x 8'2 (3.35m x 2.49m)

Having a range of wall and base units with work surfaces, sink, window to the rear aspect, power points, door to the side accessing the Garage and a door that leads to the Entrance Hall.

FIRST FLOOR LANDING

Having a window to the side aspect, loft access, power points and doors that lead to:

PRIMARY BEDROOM

10'5 x 10'2 (3.18m x 3.10m)

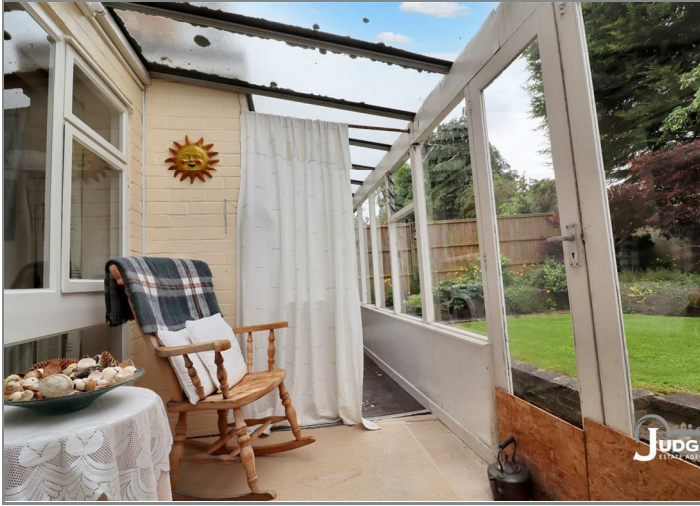
Benefiting from a window to the rear aspect, radiator, power points, fitted wardrobes and a dresser.

BEDROOM

11'8 x 8'11 (3.56m x 2.72m)

There is a window to the front aspect, radiator, power points and fitted wardrobes.





BEDROOM

8' x 7'5 (2.44m x 2.26m)

Having a window to the front aspect, radiator and power points.

BATHROOM

Comprising a low level WC, Wash hand basin, Bath, Complimentary tiling, Radiator and a Window to the rear aspect.

REAR GARDEN

A lovely and charming rear garden that enjoys a patio and laid to lawn area, borders with a variety of shrubs, plants and trees as well.

PARKING

From the front there is off road parking that leads to:

GARAGE

25' x 7'8 (7.62m x 2.34m)

Benefiting from an up and over door and the facilities of both power and lighting.

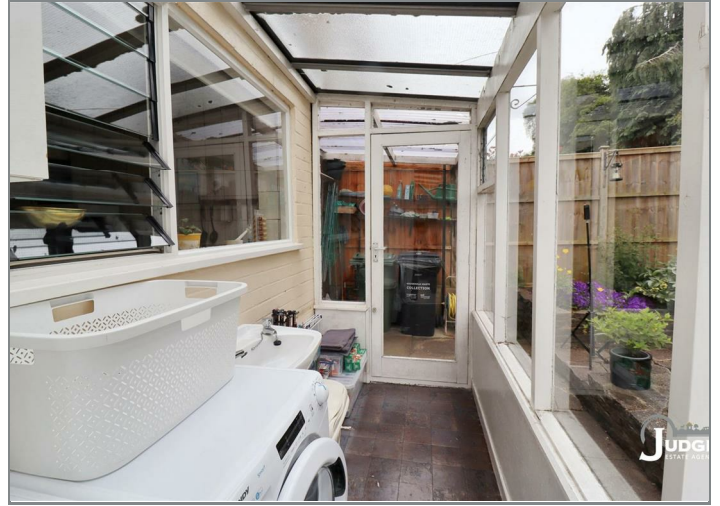
BIRSTALL

Birstall is located approximately two miles north of Leicester city centre providing particularly good access to the professional quarters and mainline railway station with direct access to London St Pancras in just over an hour. The village itself offers a wide of local shopping facilities, a Parish Church, pubs and restaurants, local schooling and also provides convenient access to the A46 Western Bypass with links to the M1/M69 motorway networks and Fosse Retail Park.

VIEWINGS

We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video



- 4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

MEASUREMENTS

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

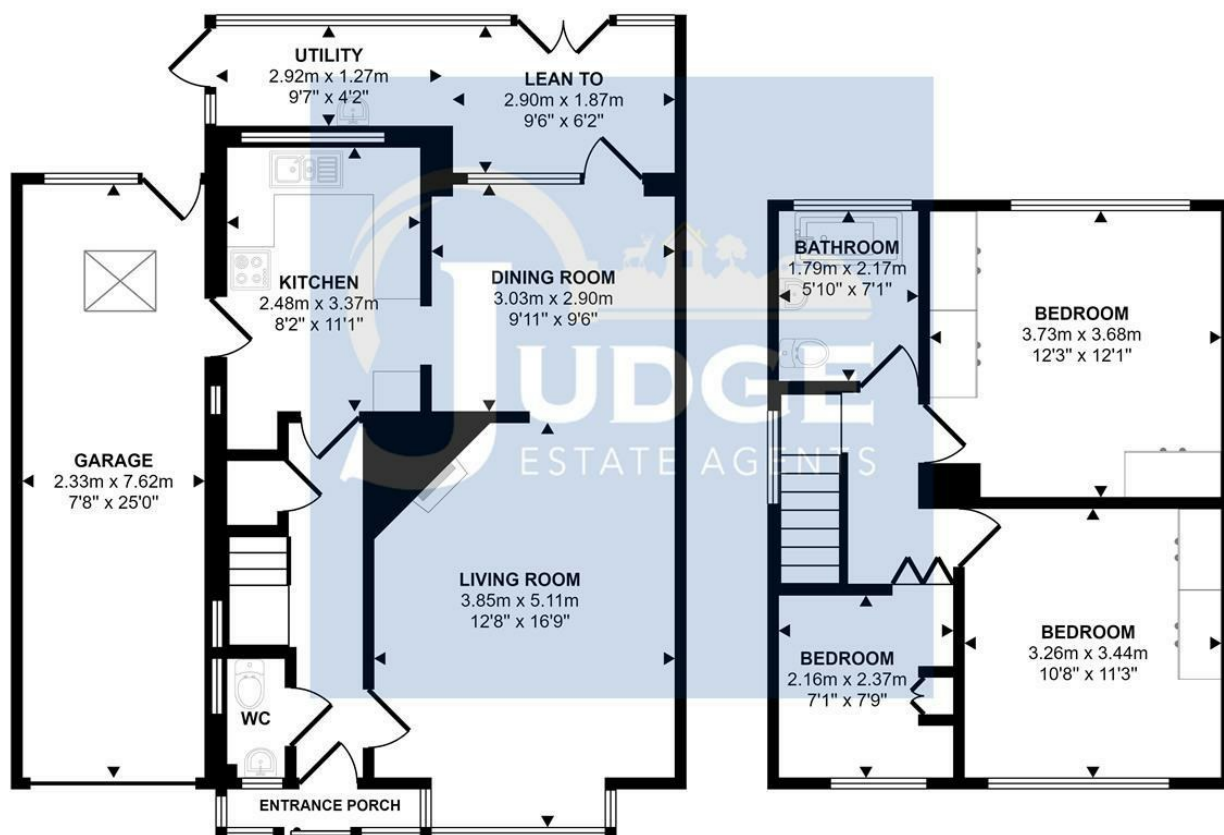
MONEY LAUNDERING

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your



Approx Gross Internal Area
119 sq m / 1279 sq ft



First Floor
Approx 41 sq m / 440 sq ft

Ground Floor
Approx 78 sq m / 840 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |



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