

# William.



49 Park Road

Birstall, Leicester, LE4 3AX

Guide price £485,000



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William. is delighted to offer this well presented and spacious extended five bedroom, three reception room semi-detached home to market. Set on a well proportioned plot and with fantastic scope for further extension (STP), this is a property that must be viewed to be fully appreciated!

Located on Park Road, arguably one of the most desirable roads in the ever popular village of Birstall, this fantastic property boasts generous living space throughout with versatile accommodation in brief comprising: Entrance hall, downstairs guest WC, formal living room, rear reception room, conservatory and spacious dining kitchen to the ground floor. Whilst to the first floor are four double bedrooms, an additional single bedroom and large family bathroom. There is fantastic scope to extend into the loft space and to the rear of the property (STP). Externally the property boasts a fully enclosed private rear garden, private block paved driveway with parking for multiple vehicles and an integral garage which again could be converted if required (STP)

As a village, Birstall boasts a wide selection of amenities including: Supermarkets, bank, doctor's surgery, dentist and post office as well as a selection of independent shops, cafes, pubs, restaurants and Birstall Golf Club. There are a selection of popular local nurseries, primary and secondary schools nearby. Watermead Country Park, Bradgate Park and Charnwoods open countryside are all within easy reach.

The location provides convenient access to Leicester City Centre as well as fantastic alternate transport links to the A6, A46, A47, M1 and M69 road networks and direct rail links to Nottingham and London St Pancras from Leicester railway station.

Viewing of this property is highly recommended to appreciate the location, accommodation and potential which this property offers Please note that Viewings are Strictly by Appointment Only and are to be booked directly via William. Property - Call Today !

ACCOMIDATION COMPRISES:





## GROUND FLOOR

**Entrance Hall**  
21'9" x 5'6" (6.65 x 1.7)

**Downstairs WC**  
5'7" x 3'5" (1.71 x 1.05)

**Living Room**  
11'11" x 11'9" (3.65 x 3.6)

**Rear Reception Room**  
12'0" x 11'1" (3.68 x 3.4)

**Conservatory**  
15'11" x 10'5" (4.86 x 3.2)

**Dining Kitchen**  
16'11" x 14'6" (5.17 x 4.42)



## FIRST FLOOR

**First Floor Landing**

**Bedroom 1**  
11'11" x 11'9" (3.65 x 3.6)

**Bedroom 2**  
15'3" x 9'8" (4.65 x 2.95)

**Bedroom 3**  
12'2" x 11'2" (3.71 x 3.41)

**Bedroom 4**  
12'3" x 8'3" (3.75 x 2.54)

**Bedroom 5**  
7'6" x 6'2" (2.3 x 1.9)

**Family Bathroom**  
12'3" x 7'10" (3.75 x 2.4)



## OUTSIDE

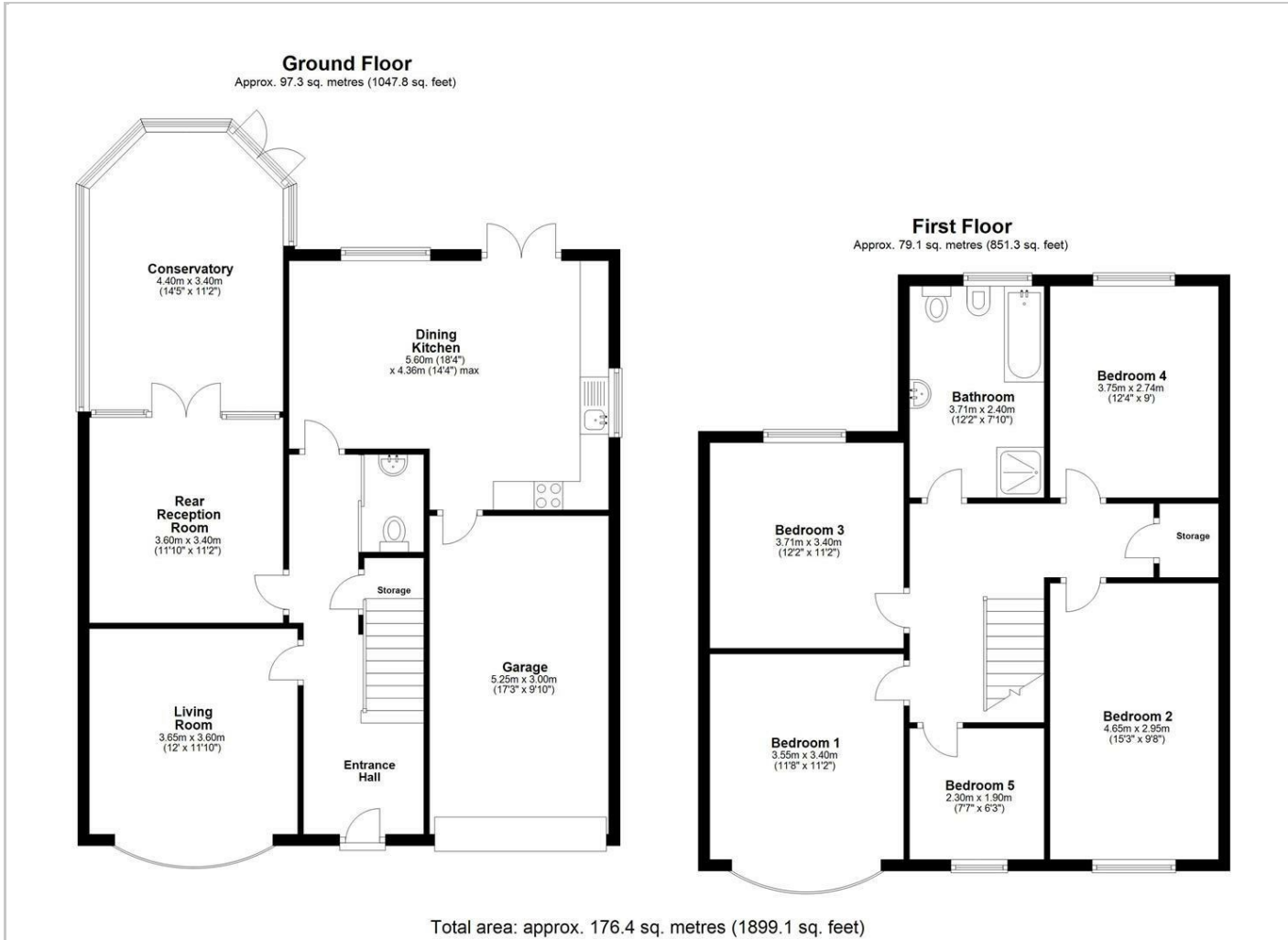
**Integral Garage**  
17'2" x 9'10" (5.25 x 3.0)

**Driveway**

**Garden**



## Floor Plan



## Viewing

Please contact our Team on 01509 426 106 if you wish to arrange a viewing appointment for this property or require further information.

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Tamworth Lodge Friars Well Estate & Business Centre, Wartnaby, Melton Mowbray, LE14 3HQ  
Tel: 01509 426 106 Email: hello@william-property.com <https://www.william-property.com>

## Area Map



## Energy Efficiency Graph

