

Alexanders



Bird Hill Road

Woodhouse Eaves



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- Three bedrooms, two double
- Family bathroom, en-suite
- Kitchen dining/room
- Large sitting room
- Quiet location end of cul-de-sac
- Landscaped garden
- Countryside walks from doorstep
- Total approx 809.5 square feet
- EPC Rating D/ Council Tax Band C/ Freehold

General Description

Nestled at the end of the road in this Charnwood village with an attractive outlook, we are pleased to offer this stylish three-bedroom home which is rare to find in this prime location.

Accommodation

Entrance lobby, utility/cloak room, kitchen/dining room, large sitting room, three bedrooms, master en-suite and a family bathroom. The property compliments a spacious cloakroom which could be used as a utility room or even an office space.

Outside, the property has parking to the front for two vehicles, area of lawn to the front and a tiered landscaped rear garden which wraps around the house. It also has a bricked out building for extra outside storage.

Agents Note – Stunning location and value for the area.

Location

In the heart of the Charnwood Forest Area, a thriving village offers a range of shops, boutiques, bars and restaurants. and is ideally located near travel links providing a good balance of rural living just a short distance from countryside walks and Beacon Hill. The property is within the catchment area for both Woodhouse Eaves St Paul's Church of England Primary School and Maplewell Hall, both of which have received outstanding Ofsted reports.



Viewings

Viewing is strictly by appointment via the sole selling agent, Alexanders East Midlands please contact the #Ateam on (01664) 896 332 or visit alexanders-estates.com.

Tenure

Freehold.

Sevices

We are advised that mains gas, electricity, water, and drainage are connected and there is gas fired central heating.

Local Authority

Charnwood Borough Council, Southfield Rd, Loughborough LE11 2TR, (Tel: 01509 263151), Council Tax Band C.

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

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.



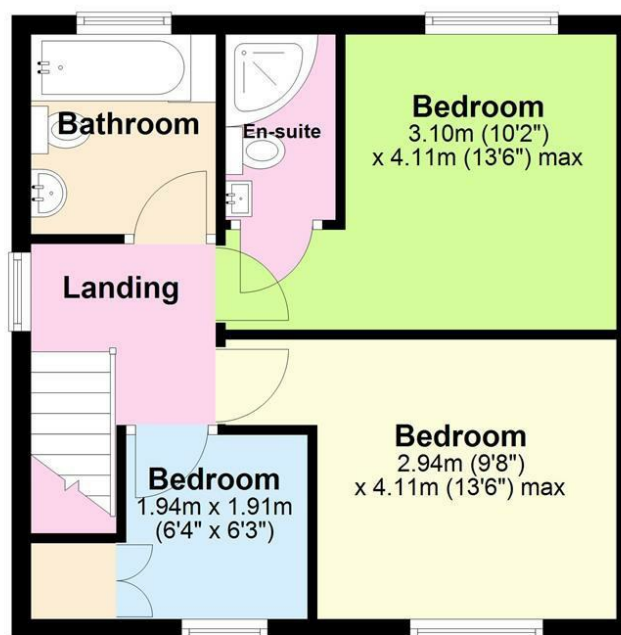
Ground Floor

Approx. 37.4 sq. metres (403.0 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.5 sq. feet)



Total area: approx. 75.2 sq. metres (809.5 sq. feet)



Viewing by appointment only

Alexanders

21 Market Place

Melton Mowbray

LE13 1XD

Telephone Sales: 01664 896332

Email: melton@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.

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.

General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.