



Kedleston Avenue | Birstall

Welcome to this beautifully presented, extended and semi-detached family home located in the sought-after village of Birstall. This thoughtfully designed property features a contemporary open-plan living and dining kitchen at the rear, complete with doors that open out to the rear garden. The ground floor also includes two reception rooms, a WC, and a utility area.

- Semi-detached, extended family home located in the popular village of Birstall
- Beautifully designed open-plan living and dining kitchen with separate utility space
- Two well-proportioned reception rooms and downstairs WC
- Three bedrooms on the first floor, accompanied by an extended family bathroom
- Established, mature private rear garden featuring a garden room currently used as a gym and studio
- Front driveway providing off road parking for multiple vehicles

LOCATION

Birstall is a charming village located just three miles north of Leicester city centre, within the Charnwood borough of Leicestershire. It is the largest village in Charnwood and forms part of the wider Leicester urban area. Birstall offers a range of amenities, including supermarkets, a garden centre, various shops, and several schools. The village is also home to beautiful green spaces, such as Watermead Country Park, which features a series of lakes and recreational areas. The Grand Union Canal runs along the eastern side of the village, adding to its picturesque setting. Birstall is known for its rich history and community spirit, making it an ideal place to live.







GROUND FLOOR

Upon entering the property, you are welcomed by a porch and spacious entrance hallway that grants access to the ground floor living areas. As you step inside, you'll find the lounge, designed for comfort and relaxation featuring a cast iron fireplace. The impressive open-plan living and dining kitchen has been elegantly refitted, featuring a variety of units and spacious worktops with Belfast sink. It comes equipped with built-in appliances, including a double oven, electric hob, extractor fan, fridge and dishwasher. The utility space provides room for a washing machine and dryer, with a door leading out to the rear garden. Adjoining the kitchen is an additional reception room currently used as a snug for family gatherings. Additionally, there is a convenient downstairs WC.

FIRST FLOOR

A staircase ascends from the ground floor to the first-floor landing, where you will find three bedrooms and a modernized, extended family bathroom. This elegant bathroom features both a bath and a shower. The spacious principal bedroom includes fitted wardrobes and benefits from a large window that allows ample natural light to flood in. There are also two additional bedrooms, each equipped with fitted wardrobes.

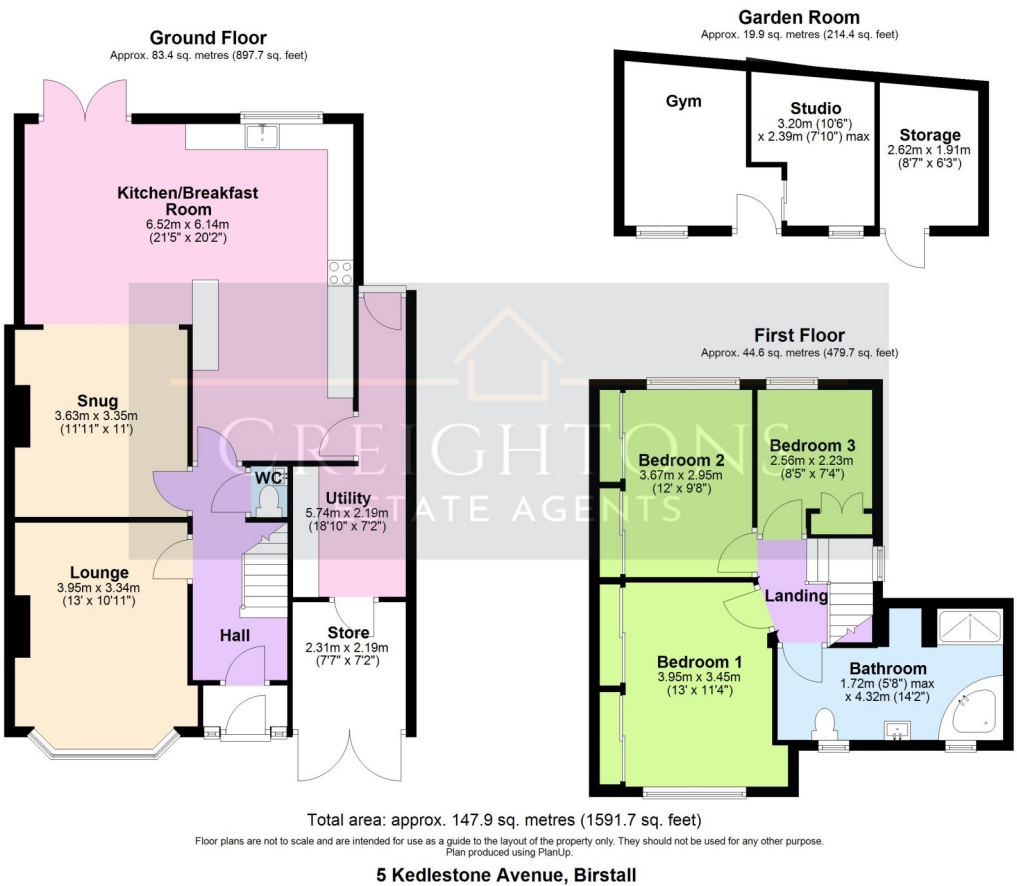


OUTSIDE

The property is set back and boasts a private driveway that accommodates parking for several vehicles. The sunny, well-established rear garden includes a patio area and a garden room, currently used as a gym, studio, and storage space. At the front of the property, there is a garage that has been partially converted into a utility area.



Kedleston Avenue | Birstall | Leicestershire



SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Creightons Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.





