





# Spinney Rise | Birstall

Creightons Estate Agents are delighted to present this renovated and extended three-bedroom home, situated in the highly desirable location of Birstall.

This traditional home has been redesigned to incorporate a contemporary extended dining kitchen with open plan living room. Located at the rear of the home this stylish area offers a wonderful space for entertaining with Bifold doors that open onto the rear garden. An internal viewing is highly recommended to appreciate the standard of accommodation available.

- Renovated and extended family home with Modern design and high-quality finishes throughout
- Stunning open-plan kitchen diner and living area High-spec fitted kitchen with integrated appliances and Bi-fold doors leading to the garden
- Separate living room overlooking the front of the home and the benefit of a ground floor beautifully fitted shower room and utility room.
- Landscaped, private rear gardens with beautiful deck area for alfresco dining.
- Driveway providing off road parking that leads to a car port

## 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 an inviting entrance hallway, setting the tone for the high standard of finish throughout. To the right, the generously sized lounge offers a comfortable and stylish living space.

At the end of the hallway, the home opens into a stunning open-plan kitchen and dining area, an impressive space designed for both everyday living and entertaining. The contemporary fitted kitchen features a high-specification finish, complete with a central island with a stretch of Bi-fold doors that open onto the rear deck and garden. There is ample space for a formal dining table and a further reception room currently used as a snug/living room. The ground floor also benefits from a beautifully fitted shower room and a utility room.

## FIRST FLOOR

The first floor offers two generously sized double bedrooms, each thoughtfully designed to provide both comfort and functionality with a further single bedroom. The principal bedroom is located at the rear of the property. The family bathroom comprises a pan-elled bath with shower over, pedestal wash hand basin and w.c.



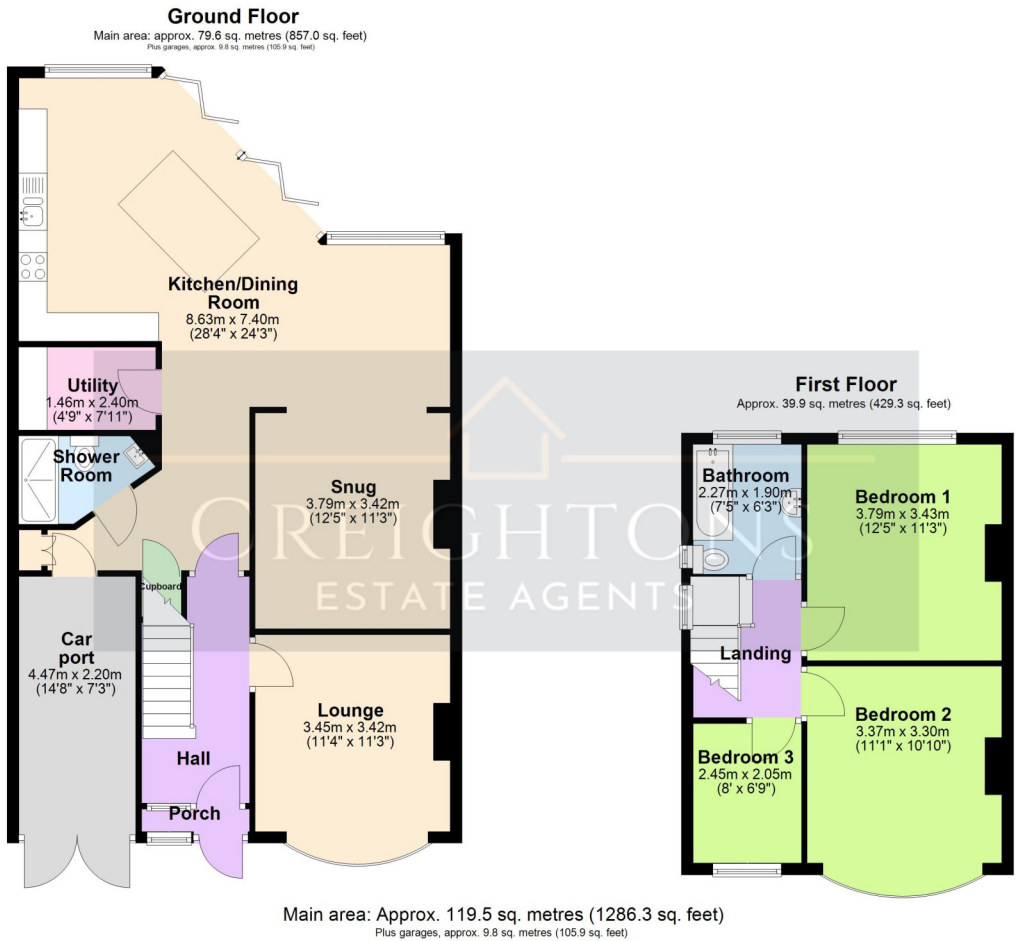
## OUTSIDE

To the rear of the property, you will find a generously sized garden, thoughtfully designed for both relaxation and practicality. The stylish deck offers the perfect space for outdoor dining or entertaining, leading down to a lawn area with mature trees and shrubs with a further seating area located at the end of the garden.





# Spinney Rise | Birstall | Leicestershire



28 Spinney Rise, Birstall

## 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.

## SERVICES

All mains services are available and connected.

## COUNCIL

Charnwood Borough Council. Council tax band C.









