





# The Drive | Birstall | Leicester

---

Creightons Estate Agents are delighted to present this meticulously refurbished detached bungalow, situated in the highly sought-after village of Birstall. Positioned on a private drive within a generous plot, the property boasts ample parking and a beautifully landscaped, private garden. Internally, the residence offers flexible living arrangements and spacious bedrooms, including a principal suite with an en-suite shower room. The property benefits from contemporary upgrades, such as spotlights throughout and new oak doors, creating a stylish and welcoming ambiance. The spacious living room features dual aspect windows, a modern electric fireplace, and seamless access to the garden, making it perfect for family living and entertaining.

- Completely renovated to a high standard in 2019, offering modern comforts and stylish finishes.
- Three/Four spacious bedrooms, including a primary with an en-suite shower room, providing versatile living options.
- Bright, airy living room with dual aspect windows, offering abundant natural light and direct access to the garden.
- Contemporary dining kitchen fitted with high-quality appliances, shaker-style cabinetry, and a light blue tiled splashback.
- Established, low-maintenance rear garden, ideal for outdoor relaxation and entertaining.
- Generous driveway providing parking for multiple vehicles in a private setting.
- Conveniently located within walking distance of Birstall village centre, nestled in a peaceful residential area.











## GROUND FLOOR

The property welcomes you with a spacious porch leading into a welcoming entrance hall, which provides access to all rooms and features a built-in cloakroom cupboard with ample hanging space. There is also direct access from the porch into the kitchen. The modern kitchen has been tastefully refitted with shaker-style cabinets, oak-effect worktops, and a light blue tiled splashback. It is equipped with integrated appliances, including an electric oven, hob with extractor fan, fridge/freezer, and dishwasher. Adjacent to the kitchen, a utility room offers space for a washing machine and dryer with a cupboard that houses the boiler and hot water tank.

The original garage has been converted into a versatile room with direct access to the garden, ideal for guests or a home office. The hallway leads to three further bedrooms; notably, the principal bedroom features built-in wardrobes and an en-suite shower room. The family bathroom is fitted with a bath, separate shower, vanity unit, and a patterned glass window, enhancing privacy and natural light.

The spacious living room at the front of the home features dual aspect views, a newly fitted electric fireplace, and direct access to the garden via decked steps.



## OUTSIDE

The low-maintenance rear garden is predominantly paved with an artificial lawn, creating a tranquil outdoor space suitable for relaxation and social gatherings.

The generous driveway provides parking for several vehicles, offering convenience and peace of mind in a private setting.

## LOCATION

Birstall is a charming village situated just three miles north of Leicester city centre, within the Charnwood borough of Leicestershire. As the largest village in Charnwood, it forms part of the wider Leicester urban area and offers a comprehensive range of amenities, including supermarkets, a garden centre, shops, and several schools. The village boasts picturesque green spaces such as Watermead Country Park, featuring lakes and recreational areas, as well as the scenic Grand Union Canal. Renowned for its rich history and vibrant community spirit, Birstall provides an excellent setting for both families and professionals alike.



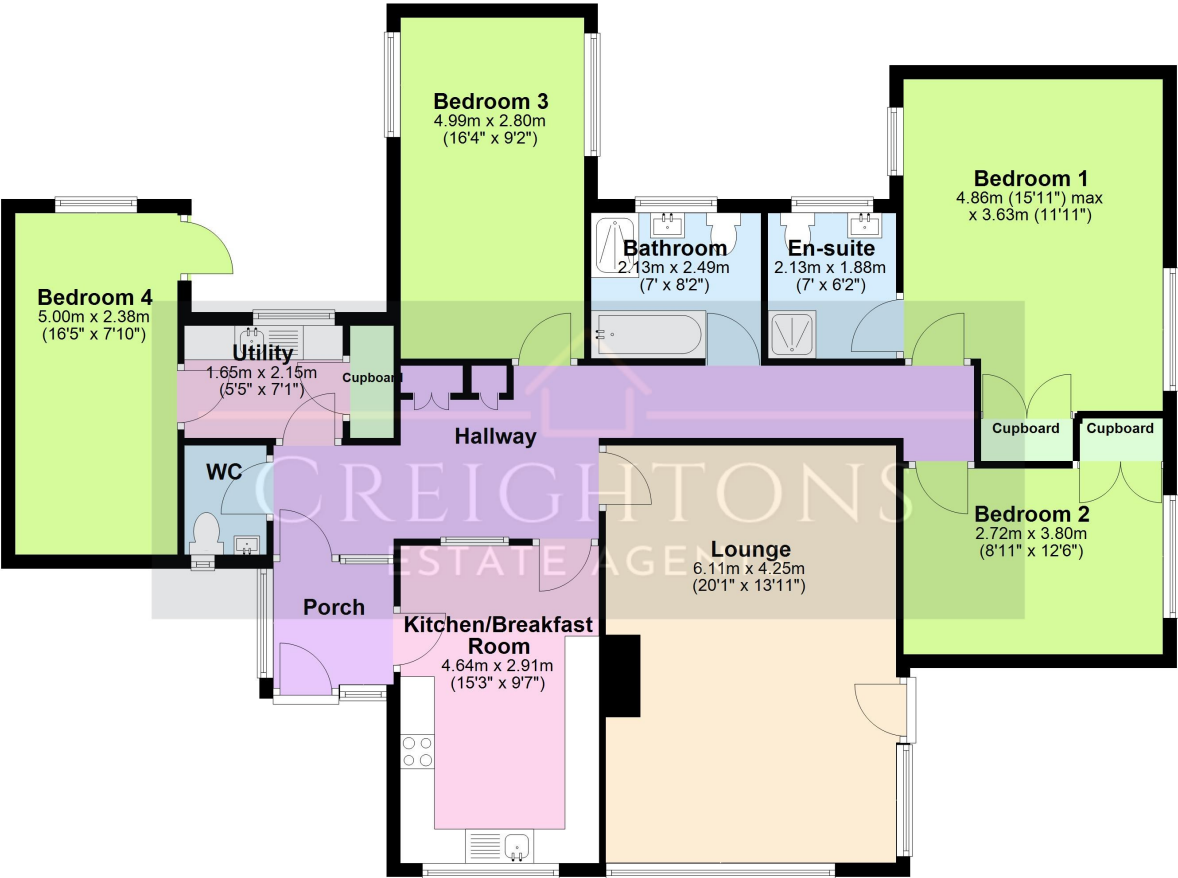




# The Drive | Birstall | Leicestershire

## Ground Floor

Approx. 133.3 sq. metres (1434.4 sq. feet)



Total area: approx. 133.3 sq. metres (1434.4 sq. feet)

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.  
Plan produced using PlanUp.

### 3 The Drive, 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,

#### SERVICES

All mains services are available and connected.

#### COUNCIL

Charnwood Borough Council. Council tax band D.

