



Henson Close | Birstall

KEY FEATURES:

- A beautifully presented, detached, and extended family residence located in the heart of Rothley village centre, offering a harmonious blend of comfort and convenience for modern living.
- Situated in a prominent location at the heart of Rothley village, this property offers convenient access to local amenities, making it an ideal choice for residents seeking both accessibility and community engagement.
- The property features an expansive open-plan dining and kitchen area. This space includes a dedicated utility area for added convenience and a separate W.C., enhancing functionality and privacy.
- A cosy living room complimented by a bay window, additionally, the property includes a separate reception room that can serve as a versatile space, such as a playroom or an additional lounge area.
- There is a spacious garage located at the rear of the property, featuring a mezzanine floor that provides additional storage or workspace options.

Internal viewing highly recommended

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

This modern 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 doors that open onto the rear garden. An internal viewing is highly recommended to appreciate the standard of accommodation available.

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

The property features a welcoming reception hallway that provides access to all ground floor rooms, including a convenient storage cupboard and a WC. The cosy living room, enhanced by a bay window overlooking the front garden, offers an ideal space for relaxation. The extended, open-plan dining kitchen, situated at the rear of the property, boasts tiled flooring and is equipped with a range of modern units, complemented by worktops and a tiled splashback. It includes an integrated double oven, gas hob, dishwasher, and fridge, creating a fully functional culinary space. Ample dining area is available, with bi-fold doors that open onto the garden, facilitating indoor-outdoor living. The utility area provides space for a washing machine, dryer, and includes an additional integrated fridge/freezer, enhancing practicality. Additionally, there is a separate reception room at the front of the house, currently used as a playroom, which offers versatile usage options. Overall, the layout and features of this home combine comfort, functionality, and modern design, making it suitable for a variety of lifestyles and needs.

FIRST FLOOR

The staircase leads from the hallway to the first-floor landing, providing access to the principal bedroom which offers a view overlooking the front of the property. This bedroom benefits from a refitted ensuite shower room, enhancing comfort and convenience. Additionally, the first floor comprises three further double bedrooms, each suitable for family or guest accommodation. The family bathroom is thoughtfully designed and beautifully fitted, featuring a spacious corner shower cubicle, a bathtub, a WC, and a pedestal wash hand basin, ensuring all essential amenities are available in a stylish setting.

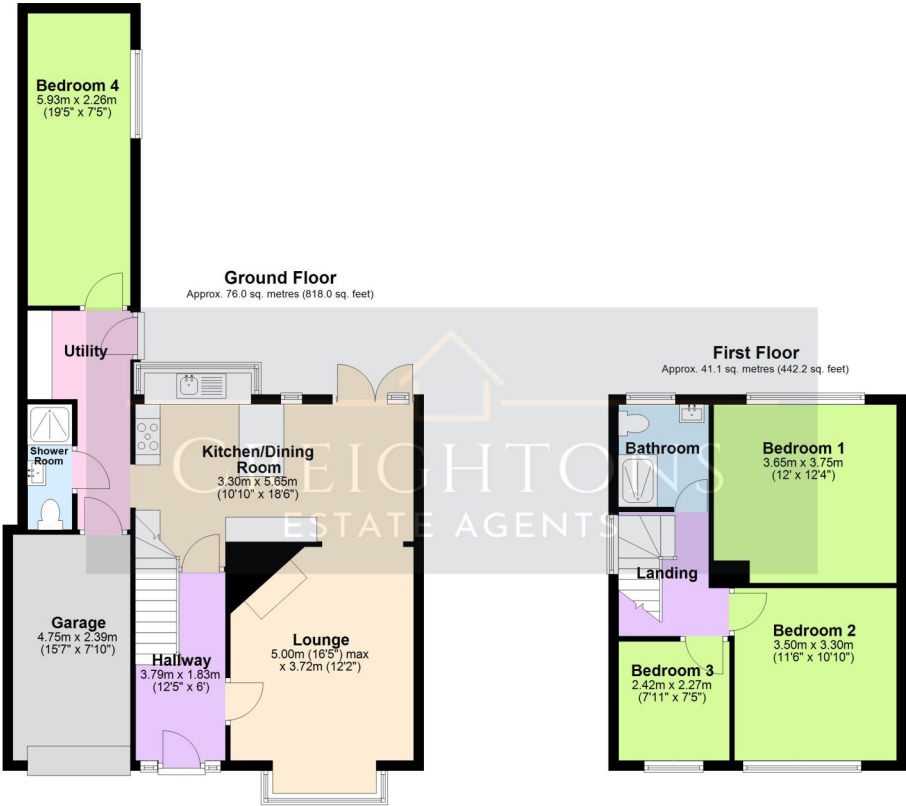
OUTSIDE

The property features a recently constructed detached garage equipped with a mezzanine floor, providing additional storage. Access to the rear garden is secured via a gated entry, ensuring privacy. The established rear garden predominantly consists of a well-maintained lawn, complemented by a paved area suitable for outdoor activities or seating. The garden is enclosed by mature trees and shrubs, offering privacy, shade, and an attractive setting that enhances the overall appeal of the property.





Henson Close | Birstall | Leicestershire



Total area: approx. 117.1 sq. metres (1260.2 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.

Henson Close, Birstall

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band D.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	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.



