



shepherd  
white &

Loughborough Road,  
Birstall, LE4 4BJ



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This charming 1910s to 1920s-style detached dormer bungalow showcases classic Tudor Revival architecture, featuring striking black-and-white half-timbered gables, elegant bay windows, and warm red brick elevations. The steeply pitched rooflines and overhanging eaves add timeless character, while the mature gardens frame the property beautifully, enhancing its period appeal. A rare opportunity to acquire a home that combines traditional craftsmanship with the potential to modernise and create a truly stunning residence.

A charming five-bedroom detached dormer bungalow on the desirable Loughborough Road, Birstall, brimming with potential. Featuring two spacious reception rooms, two first-floor bedrooms, and a large treble garage, the home offers versatile family living. Set within generous gardens, there's plenty of space for outdoor entertaining, play, and relaxation. Requiring some TLC and modernisation, this property presents an exciting opportunity to create a stylish, personalised family home in a prime location. Gas fired central heating, secondary double glazing...NO CHAIN

**Internal viewing is highly recommended to fully appreciate the space, privacy, and fantastic location this property offers.**

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ENTRANCE HALL

16' 4" x 6' 11" (4.98m x 2.12m)

LOUNGE

16' 0" x 12' 5" (4.90m x 3.81m)

DINING ROOM

15' 6" x 12' 5" (4.73m x 3.80m)

KITCHEN

16' 9" x 10' 8" (5.12m x 3.26m)

UTILITY ROOM

5' 4" x 4' 5" (1.64m x 1.36m)

With door to garden

BEDROOM ONE

12' 0" x 14' 7" (3.66m x 4.45m)

With enclosed shower cubicle, vanity unit with wash hand basin

BEDROOM TWO

10' 0" x 12' 3" (3.05m x 3.75m)

BEDROOM THREE

10' 11" x 8' 10" (3.34m x 2.71m)

BATHROOM

6' 11" x 7' 11" (2.12m x 2.43m)

SEPARATE WC

FIRST FLOOR

BEDROOM FOUR

15' 10" x 12' 0" (4.83m x 3.66m)

BEDROOM FIVE

12' 4" x 9' 1" (3.78m plus alcove x 2.78m)

GARAGE TREBLE

19' 3" x 28' 0" (5.87m x 8.54m)

Two electric doors

Outside

One of the features to the property is the well established plot upon which it stands. We understand from the owners that the house was built in 1919 on an orchard, and some variety of fruit trees still remain in the garden.

Note

Property impacted by subsidence in 2000 with underpinning completed that year; further remedial works carried out in 2016.







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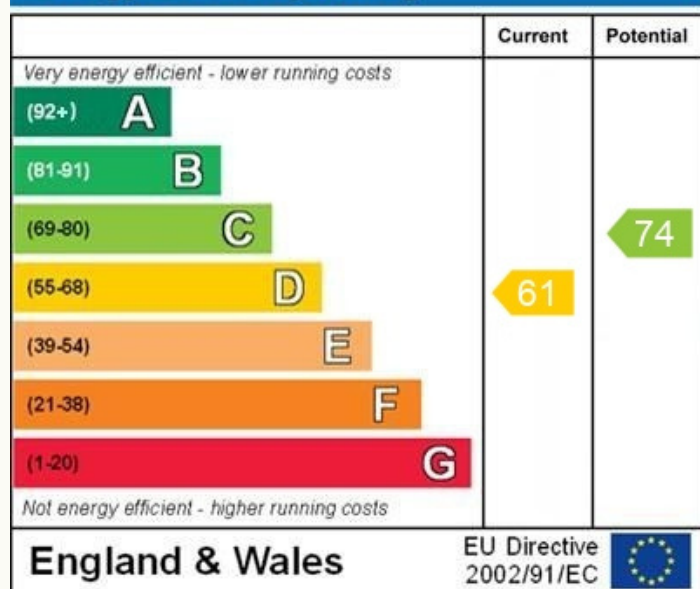
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must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

### Energy Efficiency Rating



WWW.EPC4U.COM

### Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

### Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

### Services

The services, systems and appliances listed in this specification have not been tested by Shepherd & White and no guarantee as to their operating ability or efficiency can be given.

### Tenure

Freehold – Shepherd & White recommends that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

### Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

### Council Tax

Charnwood, Band F

### Flood Risk

Surface & River, very low

### Mobile & Broadband

Multiple Options for Broadband/mobile phone signal.

### Thinking of Selling?

For a free valuation of your property with no obligation contact Shepherd & White on  
**0116 3666326**

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