



Lyngate Avenue, Birstall, Leicester, LE4 3HG

Offers over £350,000

Freehold

Taylors
Est. 1992

Refurbished three-bedroom detached bungalow

Modern kitchen

Spacious reception room

Conservatory

Off-road parking with garage

Private South facing rear garden

Available with no onward chain

Please call Taylors to arrange your visit

Property description

Entrance hall 11'6" x 10'9" (3.51m x 3.29)

Reception room 15'1" x 11'1" (4.6 x 3.4)

Kitchen 16'4" x 9'10" (4.98 x 3)

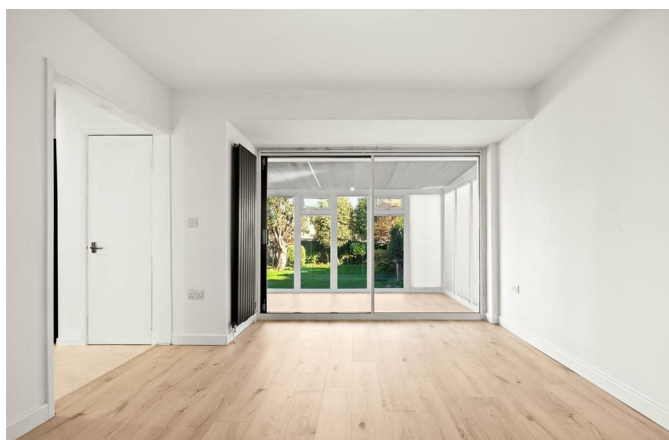
Conservatory 11'0" x 7'6" (3.37 x 2.3)

Master bedroom 11'8" x 9'10" (3.57 x 3)

Bedroom two 13'1" x 9'9" (4.01 x 2.99)

Bedroom three 11'1" x 9'9" (3.4 x 2.99)

Bathroom 9'7" x 5'4" (2.94 x 1.65)



Three-bedroom detached bungalow | Spacious and modern throughout | Off-road parking with a garage | Private and enclosed rear garden | Available with no onward chain | South Facing Rear Garden | Please contact Taylors to arrange your visit

Discover the perfect blend of comfort and convenience in this delightful three-bedroom, detached bungalow located in the peaceful suburb of Birstall, LE4. A charming haven set in a sought-after location, this residence offers an ideal living space for families or those seeking a serene retirement setting.

Property Highlights:

Spacious Living Room: Bask in the natural light that floods through the generous windows, creating an inviting ambiance

ideal for both relaxing and entertaining guests.

Modern Kitchen: Recently refurbished with sleek cabinetry and high-quality fixtures, this kitchen is a chef's dream, featuring integrated appliances and ample workspace.

Comfortable Bedrooms: Three well-proportioned bedrooms, each offering a serene retreat with a warm, neutral color palette ready for your personal touch.

Elegant Bathroom: A spacious and contemporary bathroom equipped with modern amenities, ensuring a refreshing and relaxing experience.

Versatile Conservatory: An extra room that provides a peaceful view of the lush garden, perfect for enjoying a morning cup

of tea or as a sunny reading nook.

Landscaped South Facing Garden: The private rear garden is a green sanctuary, ideal for gardening enthusiasts or al fresco dining in the warmer months.

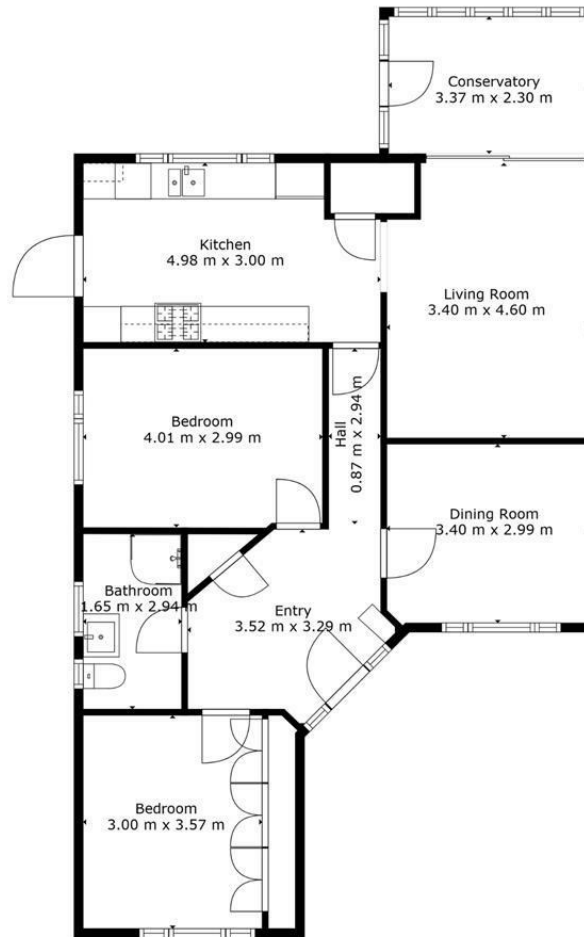
Detached Garage: A convenient space for your vehicle or additional storage needs.

Desirable Location: Birstall is known for its community feel and accessibility, with local shops, schools, and transport links within easy reach.

Whether you're a growing family or looking to downsize, this bungalow is a fantastic opportunity to create your dream home in a prime location. Arrange a viewing and take the first step towards your new beginning in Birstall.







TOTAL: 93 m²
FLOOR 1: 93 m²

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.

Taylors 1992 Ltd
 6 Grove Court, Grove Business Park, Enderby, LE19 1SA
 T: 0116 326 6464
 E: hello@taylorsestate.agency

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Taylors
 Est. 1992