

# Holderr

A Modern Estate Agent



## 21 Church Hill

Birstall, Leicester, LE4 4DN

£750,000





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A chance to acquire this most rare period character property tucked away behind a private gated driveway in the heart of a conservation area.

The property affords a wonderful outlook over the Church and a beautiful collection of period and historic buildings within the conservation area of Birstall. There is a private and gated driveway and landscaped south-facing gardens to the rear.

This exceptional and distinctive home seamlessly blends period charm with contemporary living. Notable for its generous room sizes, this property is equipped with all mains services and has been lovingly cared for by its current owners, both inside and out. The property is set on approximately 0.30 acres.

The residence spans two floors, featuring four well-appointed bedrooms and a versatile study area on the upper level, complemented by two bathrooms. On the ground floor, you'll find ample living space, including a spacious dual aspect sitting room, an elegant dining room, and a spacious kitchen/breakfast room. Additionally, there is a large utility room with a convenient W/C.

Accessed via gated entry, the property boasts a sizable driveway leading to a detached double garage, framed by a beautifully manicured foregarden that offers stunning views of the nearby church. To the rear, you'll discover secluded South-facing gardens, expertly landscaped with a charming seating terrace that captures the

afternoon sun. The main garden features lush central lawns and vibrant, fully stocked borders that provide year-round interest, all while offering a rare sense of privacy.

As the property is not listed, there is significant potential for future extension, remodeling, or modernisation to suit the tastes and needs of the new owner subject to necessary planning consents.

Located in the vibrant village suburb of Birstall, this home is surrounded by a wealth of amenities and excellent transport links, conveniently situated on the northern side of Leicester. The easy access to the city is complemented by nearby countryside, with picturesque walks along the River Soar and Watermead Park just a stone's throw away. Birstall's center features a variety of shops and services, along with a reliable bus route into Leicester.

The A46 road network provides broader commuter access to Nottingham, Loughborough, and beyond, while East Midlands Airport is just a 25-minute drive away. Families will appreciate the excellent selection of both independent and state schools in the area, including Leicester Grammar, the Endowed Schools at Loughborough, and Ratcliffe College, all within easy reach.

## Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.



Road Map



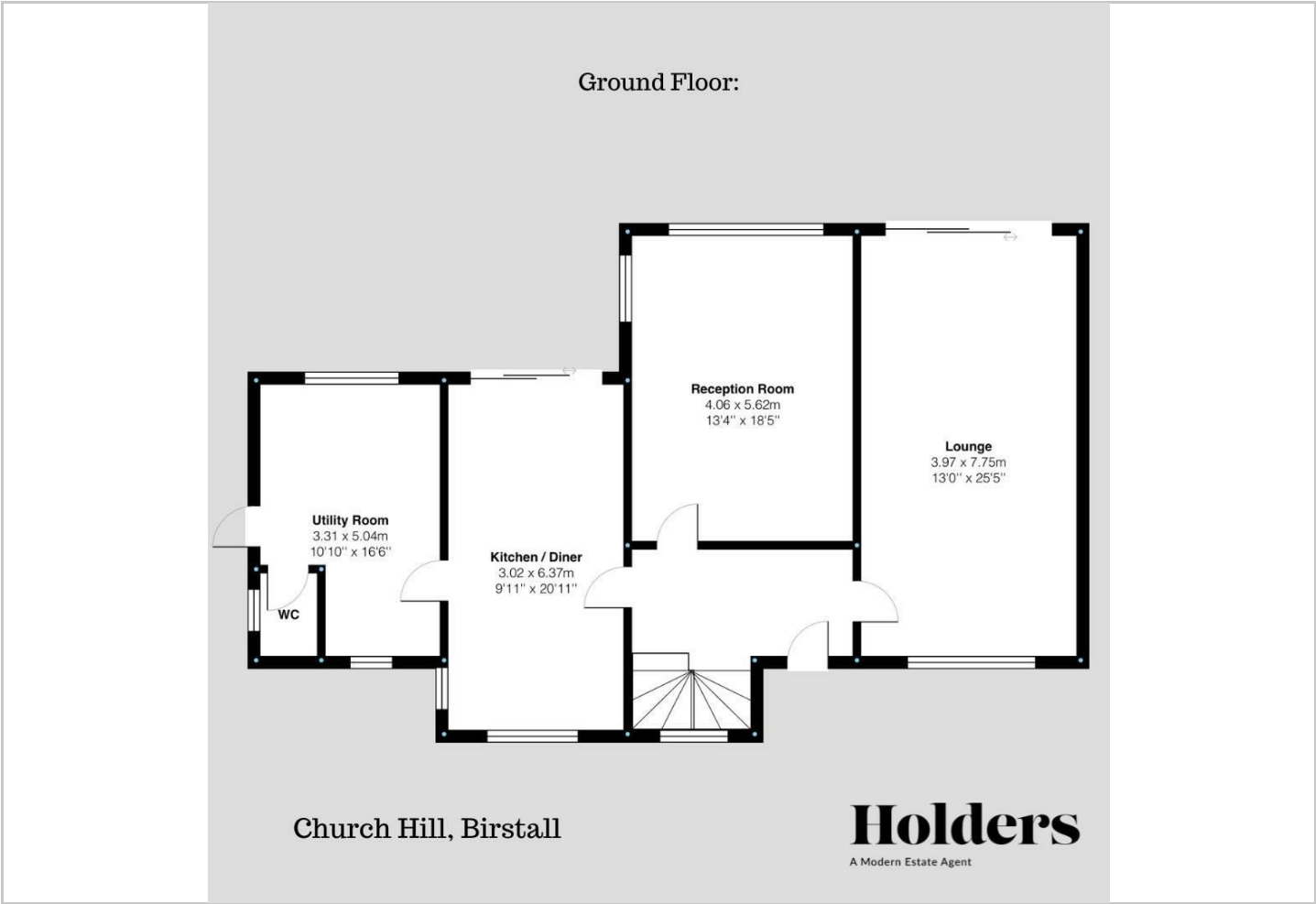
Hybrid Map



Terrain Map



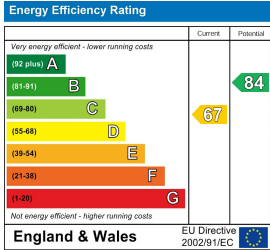
Floor Plan



Viewing

Please contact our Holders - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.